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WILDERNESSRESERVE.COM

The resident RECOMMENDS

Five of the best pub gardens for drinking in the sunshine



1 THE ANGLESEA ARMS

This is a charming, traditional pub with an easy-going feel; it's extremely popular for good reason. In addition to a constant rotating array of ales, and servings of Pimms in the summer, the Arms' historical connections are another great pull – Charles Dickens and DH Lawrence reputedly frequented many evenings here. Come on a warm evening and you'll find the garden packed with South Kensington locals and young professionals, making it a fantastic choice for post-work drinks.

15 Selwood Terrace SW7 3QG; 020 7373 7960; metropolitanpubcompany.com

2 THE DEVONSHIRE ARMS

The Devonshire Arms is blessed by a semi-private setting, sheltered by plant boxes and smart wrought-iron railings, yet it is only a few minutes' walking distance from West Cromwell Road. It's a lovely place to while away a Sunday afternoon, enjoying the pub's delicious roast dinner.

37 Marloes Road W8 6LA;
020 7937 0710; thedevonshirearmskensington.co.uk



3 JAM TREE CHELSEA

One of the best pub gardens in South London, The Jam Tree Chelsea has alfresco drinking covered with its expansive space, outdoor BBQ, cocktails and outdoor heaters. There are even free hog roasts that run every second Thursday from 4 June until the end of August. Your main problem will be trying to secure an area so make sure you get here early.

541 Kings Road SW6 2EB;
020 3397 3739; thejamtree.com



4 THE PHENE

Dating back to 1853, The Phene's classy interior is matched by its beautiful outdoor garden, where you can drink and relax all year round. The serene atmosphere is completed by a natural colour scheme, array of lounge sofas gathered around tables, and a trellis arch with flourishing greenery. Another reason to come is for the quality food, which is a mix of seasonal dishes. The Phene's signature lobster and chips is also a must.

9 Phene Street SW3 5NY;
020 7352 9898; thephene.com



5 THE TRAFALGAR CHELSEA

This King's Road pub is a haven from the outside world. Inside, it's all retro glamour with bold colours, velvet curtains and plush booths. But once it's warm, you'll head to its secluded beer garden out back: a peaceful outdoor patio area. The bar stocks an ample range of beers, wines and spirits, plus a number of rotating ales and reliable gastro food too.

200 Kings Road SW3 5XP;
thetrafalgarChelsea.co.uk

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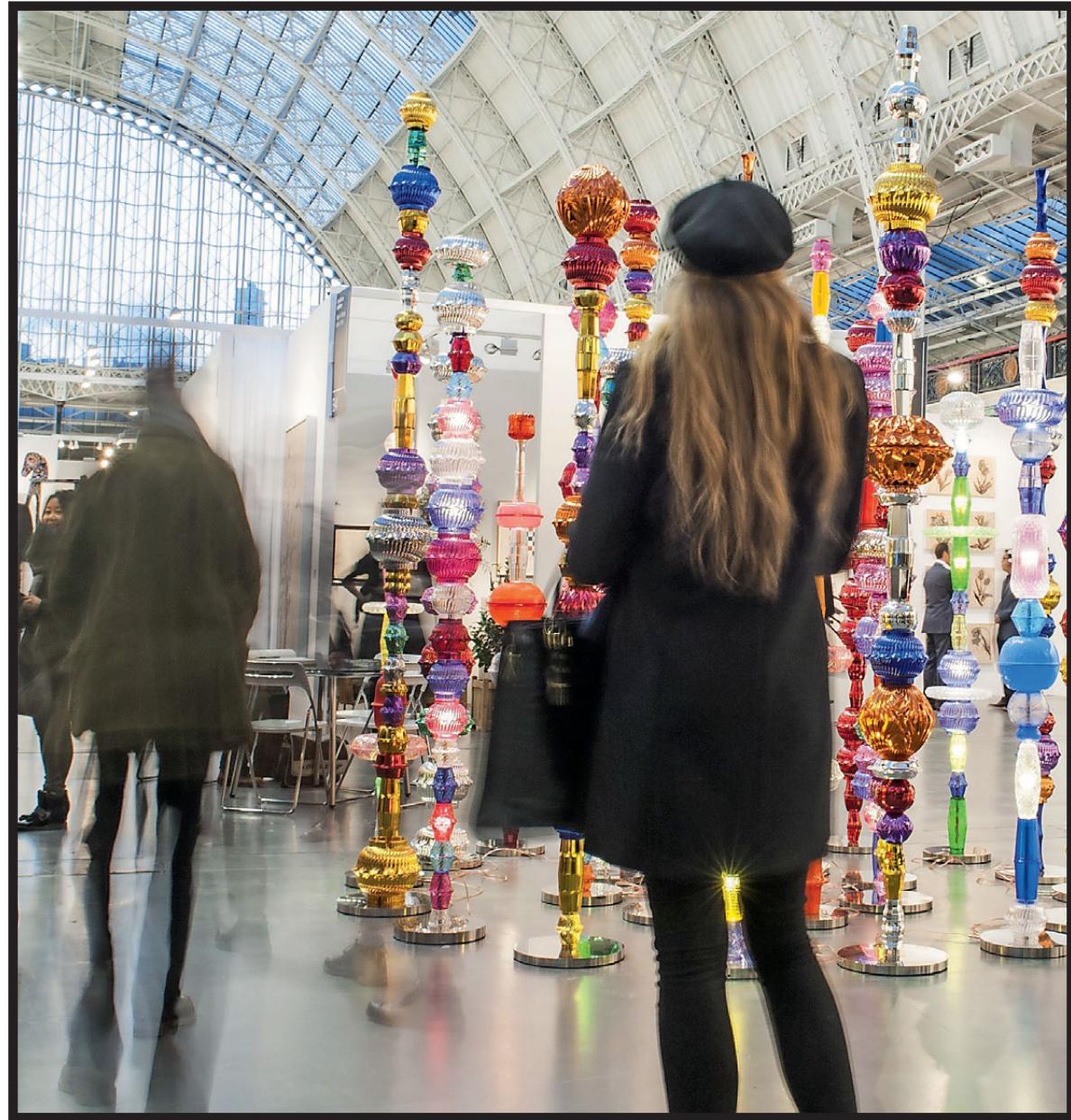


IMAGE FROM ART14, 28 FEBRUARY - 2 MARCH 2014 © WRITTEN LIGHT/ART15

ART INTERNATIONAL

Art15 showcases modern contemporary art from Amman to Seoul

Art15 provides an exciting platform for emerging artists, with 150 exhibitors and 40 different countries represented at the fair. New for this year is *Freedom Audit* created by Kathleen Soriano, the former Royal Academy Director of Exhibitions, which examines the challenges and parameters artists face when depicting international conflicts and politics. In addition to the curated gallery sections, there are a series of tours and panel discussions, with contributions from major names like The ICA, Whitechapel Gallery and Tate Britain.

Tickets from £15. 21-23 May at Olympia, Hammersmith Road W14 8UX; artfairslondon.com

OPEN SEASON

Regent's Park Open Air Theatre has confirmed that J.M. Barrie's original stage play of Peter Pan will open its 2015 season, from 15 May-14 June. This will be followed by The Seagull (19 June-11 July) and Seven Brides for Seven Brothers (16 July-29 August). Following sell-out performances in 2011, Lord of the Flies will return from 3-12 September to conclude the season. See full listings at openairtheatre.com

Online

Visit theresident.co.uk for more open-air theatres this summer



Rayne's vintage shoes and bag pack a colourful punch



FOOTNOTE IN HISTORY

The Rayne: Shoes for Stars exhibition will run from 22 May-29 August at the Fashion & Textile Museum, coinciding with the publication of an illustrated book of the same name. The exhibition will display a century of sensational British shoes often made of extraordinary materials. Rayne shoes were worn by the world's most glamorous women including Vivien Leigh, Marlene Dietrich, Brigitte Bardot and Diana, Princess of Wales.

83 Bermondsey Street SE1 3XF; 020 7407 8664; ftmlondon.org



Word up

Following the success of the inaugural The Last Word festival in 2013, the first spoken word festival of its kind in London, the Roundhouse announces the second event from 16-31 May. Highlights include Tongue Fu (pictured) on 28 May, a riotous experimental evening of literature and music.

For tickets, please call 0300 6789 222 or visit roundhouse.org.uk

GLOBAL VISION

Following an outstanding response from galleries around the world to the announcement of the inaugural Photo London fair, 69 galleries have been carefully selected for the event at Somerset House from 21-24 May. The varied selection of galleries includes specialists in vintage works, internationally-renowned photography galleries, contemporary art galleries, and new galleries possessed of a strong creative vision.

Strand WC2R 1LA; photolondon.org



Old-fashioned fun

This year marks the 40th anniversary of the Covent Garden May Fayre & Puppet Festival. The annual celebration unites Punch and Judy professors from around the country and culminates in a birthday toast to Mr Punch. There is lots for the whole family to enjoy throughout the day including puppet shows, workshops and folk music. Takes place Sunday 10 May, runs from 10.30am-5.30pm, admission is free.

For further details, visit alternativearts.co.uk

LOOKING ON IN WONDER

This year marks the 150th anniversary of the first publication of Lewis Carroll's Alice's

Adventures in Wonderland. The V&A Museum of Childhood's The Alice Look, from 2 May-1 November, will highlight how Alice became a trendsetter.

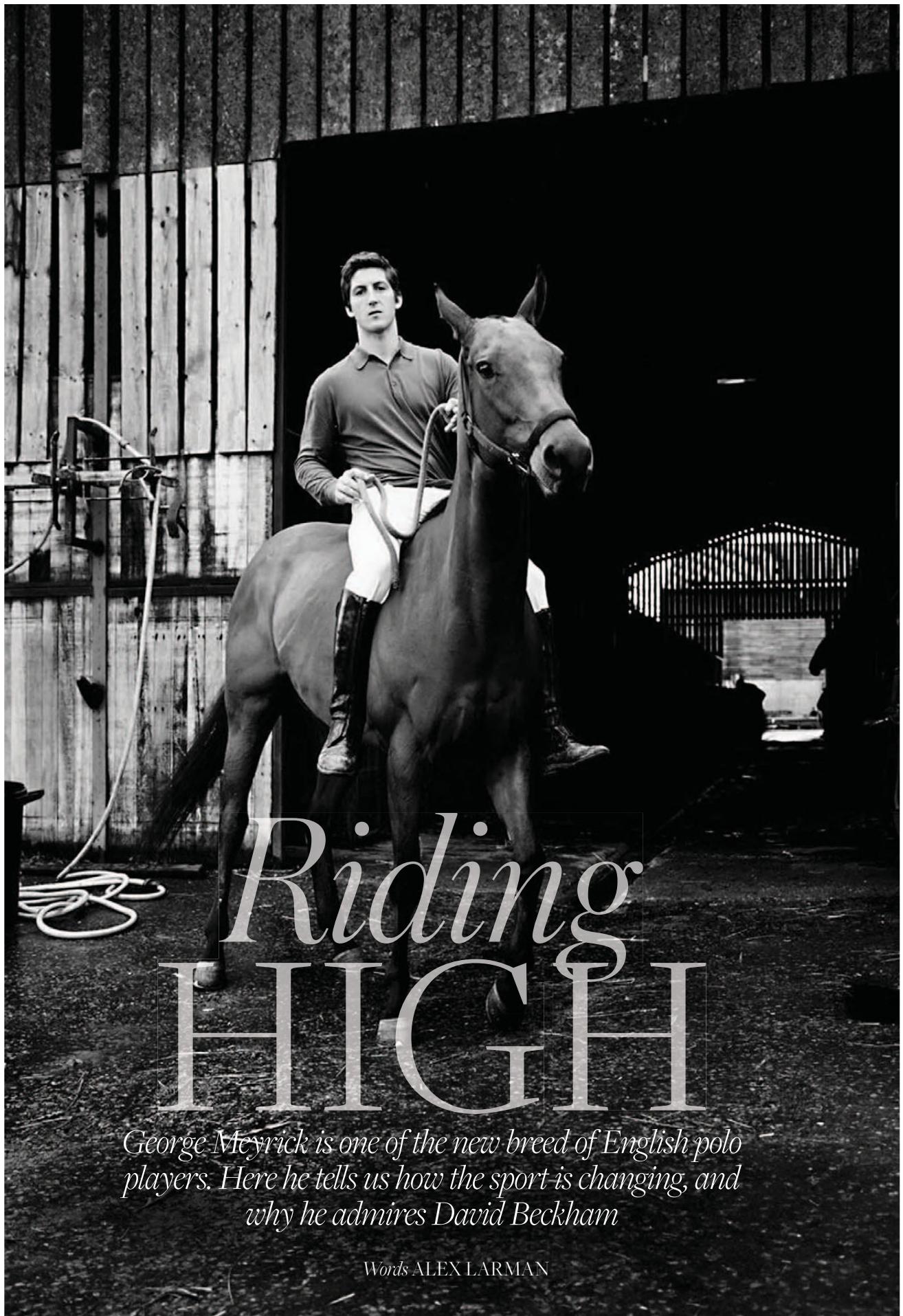
museumofchildhood.org.uk



One to watch

The countdown has begun to the Watch Art Patek Philippe Grand Exhibition London, which will take place from 27 May-7 June at the Saatchi Gallery. The exhibition will celebrate Patek Philippe's tradition of high-precision watch manufacturing and an insight into the company's 175 year history, as well as its heritage in the domain of haute horlogerie.

For more information, visit pateklondon.com



Riding HIGH

George Meyrick is one of the new breed of English polo players. Here he tells us how the sport is changing, and why he admires David Beckham

Words ALEX LARMAN



If you had to list the mental images that come to mind when you think about polo, there are a few obvious ones. Well-dressed and dashing young (and not so young men), immaculately clad in jodphurs and colourful shirts, charging about on beautiful horses, and shouting the occasional 'huzzah!' when they manage to score a goal. It is also, by reputation, a sport of the upper classes, as can be gauged by images of Princes William and Harry playing it. One of its leading practitioners, George Meyrick, has proved himself to be an articulate and perceptive ambassador for the game, as well as being a world-class player.

His upbringing did little to dispel any idea of it being a sport for the privileged. As he says, 'I grew up on a farm near

Winchester, so I was always around horses, and always riding around. I belonged to the local pony club, and I played with some friends. Dad had played a little bit, and my grandfather played and managed a club, so we had polo sticks and stuff around, and it carried on from there. I got the bug quite young – I knew quite early on and had the realisation that it was something I loved doing, especially being around the horses. There wasn't a specific date I woke up and thought 'I really want to do this' – it just happened.'

Another reason for his love of polo is his great affection for the horses he rides. 'They're amazing animals, and they're pretty special to look at and

I got the bug quite young – I knew early on this was something that I loved doing

quite beautiful, really. When you're on them, you have an amazing connection with them, and it's much better than just driving a car – you can be sure that you're not going to run into a tree, and they can be so responsive. That sort of connection is something that you don't get with any other animal.' This connection has run in the family; his brother Tom's also a polo player, although having had a few injuries when he was younger, he's running a polo school in Oxford. George laughs off any idea of sibling rivalry, saying 'we haven't played against each other in years, but hopefully one day we will – or better, together.'

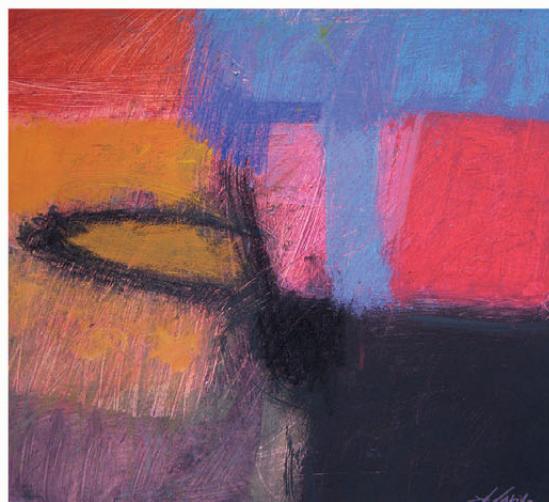
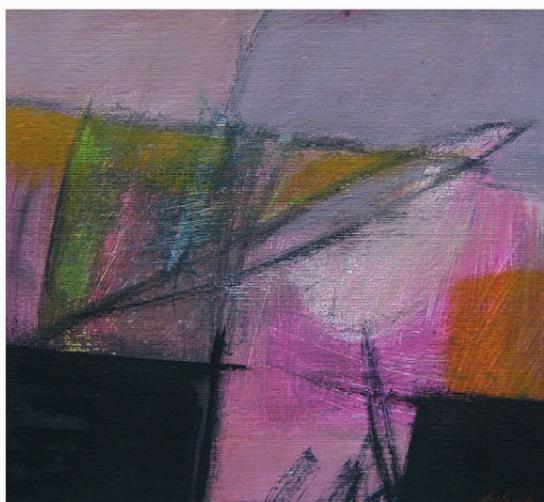
But it's his burgeoning international career that he's keen to talk about. He's now represented England for 10 years, and views it as a 'real

achievement', not least in his loose role as an ambassador for both the sport and, on a wider level, his country. As he puts it, 'I love playing in England, but Argentina is always good fun, as you've got a very high level of player. Recently, I've been to Mexico, which is a pretty cool place, India – which I also really enjoyed – and Abu Dhabi. In Argentina, polo is a respected proper sport, with people following teams and players, and, although it's not quite football, you get huge crowds of people actually watching it. Here, it's often just people going out for a day's entertainment. One Argentine player won an award that's the equivalent of the BBC Sports Personality of the Year, above Messi and

>

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George has been horseriding at his family farm near Winchester for as long as he can remember

others. But then every country has different environments – in Jaipur, everyone comes to support and watch, but many others have the attitude of not really understanding what it is.'

He's sanguine and level-headed about what polo's reputation as a sport for Hooray Henrys entails. 'There are pros and cons of looking at it like that. It's a great spectator sport, and anyone can really enjoy watching it; people might think that it's impossible to get into it, and it still needs a bit more exposure; it'd be great to see it televised.' The photogenic Meyrick certainly wouldn't be an unwelcome presence on our screens, although he seems almost embarrassed when I ask him about a sideline in modelling, finally conceding that he has done 'a tiny bit' with Hackett through British Polo Day, although he stresses that it's more for his respect for a great British brand than a desire to be photographed giving the camera his best Blue Steel. However, as we both agree, it never hurt Beckham, and George goes further, saying 'he's an amazing sportsman and a great ambassador for all the brands that he represents, and a role model for all the young sports players. He's used all his tours to make himself a successful player. I think he's amazing.' A bromance beckons.

When he's not engaged in a chukka or two, George enjoys hanging out in Chelsea, with favoured haunts including Patara and La Brasserie ('really friendly and a place I love spending time in').

Polo is a great spectator sport. It still needs a bit more exposure, it would be great to see it on TV

He doesn't really congregate en masse in Chelsea with his fellow sportsmen – 'normally we'd go to the clubhouse at Guards rather than generally meet up.' He's bashful about the statistic I bring up that he's the second most widely followed polo player online (after Nacho Figueras), although says 'it's useful to find out what people like about polo – I'm quite new to social media but I'm enjoying it,' he says.

He's keen to see England become, as he puts it, 'a serious polo country with a very strong England team...we're a long way off being able to compete with Argentina, but to be the second strongest country in the world would be a great thing.' But the next thing he's really looking forward to is a local affair, Chesterton's Polo in the Park in June, the biggest London polo tournament of the year. As George says, 'it's a really cool event. It's right in Hurlingham, right in the middle of the city.'

Glamour, excitement and handsome men on horseback. Sounds like the perfect way to spend a summer afternoon.

georgemeyrick.com



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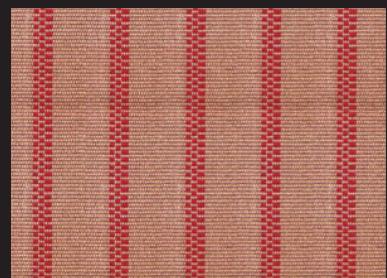
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How does your GARDEN GROW?

This year's RHS Chelsea Flower Show gardens are more inventive than ever. We meet some of the key designers to find out more

MARCUS BARNETT



Marcus began his career in the British army, and decided to pursue a new path by enrolling at Inchbald School of Design. He fell in love with the world of landscape design, and turned out to be a natural – he went on to win a Gold Medal for his garden at the 2005 Chelsea Flower Show, just one year after finishing his design course. Marcus is known for his modern, uncluttered style which often blurs the lines between inside and out. This year, he has been selected to create The Telegraph Garden at the Chelsea Flower Show.

When did you realise that gardening and landscaping was something you were passionate about?

Landscape Design was not something I dreamed about as a child, it was a passion and longing that slowly developed. My mother was a keen gardener and I spent much of my childhood running around forests and fields but it wasn't until I was serving in the Scots Guards that I became obsessed with landscape design. A little while after leaving the army, I finally gave in and went to study landscape design at The Inchbald School of Design. Once my course was finished, I set up my own practice and the rest is history.

Why did you decide to change from a job in the military to garden design?

Landscape design is certainly a leap from life in the army but I still use a lot of the skills I learned in the forces – tight management of timelines and budgets, clear communication and attention to detail are all vital for a project to run smoothly. Understanding the lie of the land and appreciating all its quirks and characteristics is another area of overlap – but that's probably where the similarities stop. As a landscape designer I really enjoy creating something which will hopefully last for generations.

You're designing The Telegraph Garden this year – what have you got planned?

I have to be careful how much I give away. The garden is inspired by the De Stijl Movement which used strong rectilinear geometry and bright primary colours. So paths, waterways and differently sized blocks of colour and texture will stand out whether the garden is seen from within or from above.

Two walls punctuating the boundary hedges will act as a foil for the planting, while trees and hedges will provide some dappled shade as well as some vertical and sculptural form.

I am choosing plants which will provide a tonal balance and textural contrast within each space, and I am aiming to offset the brighter colours with the use of movement, together with



restful greens and whites. I can't wait to see it finished.

You're also designing the garden for Scott's Restaurant, what can visitors expect?

Scott's asked us to create an 'oasis of the countryside' on their terrace – not an insignificant challenge. We've come up with a simple design. Rustic planters around the tables and hanging trellises covered with country plants and flowers will hopefully bring a bit of English countryside to Mayfair and set off Scott's façade at the same time.



How are you balancing the two?

Transforming Scott's terrace is a lovely distraction from Chelsea, which can otherwise become all-consuming. I would like everyone to feel that Scott's is an intriguing and fun amuse-bouche or appetizer before the arrival of Chelsea – the main course.

How would you describe The Telegraph garden in a single sentence?

A bold, geometrical and colourful garden designed to be seen from different angles.

marcusbarnett.com

KAMELIA BIN ZAAL

Dubai resident Kamelia Bin Zaal studied at Inchbald School of Design before becoming a garden designer. She runs a landscape architectural practice, Second Nature, and helped design the beautiful gardens at Al Barari, her family's luxury low-rise green development in Dubai where residents get to enjoy beautiful peaceful gardens. This year she will be the first woman from the Emirates to show at RHS Chelsea Flower Show.

How did you get involved in the Chelsea Flower Show?

I designed a garden for the Dubai Garden Design Festival and met Dave Root, owner of vintage nursery, Kelways, there. We got on very well and he persuaded me to pitch for the Chelsea Flower show.

How would you describe your show garden?

My garden is called 'The Beauty of Islam'. It represents a positive light on Islamic and Arabic culture. The garden is designed in a quadrant, which is typical of Islamic gardens with lots of water features. It is a representation of a typical Islamic protected, multi-functional garden. The use of poetry, calligraphy, sculpture and a play of shade and light also come together in the garden.

What plants and materials are you using?

We are using plants that reflect those found in Islamic culture like pomegranate, jasmine, thyme, rosemary, olive and a big



willow tree. The foundation of the garden uses Turkish white marble with dividers of stainless steel and cement adding contrast to the plants.

What message are you hoping to get across to visitors?

Being an Islamic woman, I am keen to get a positive message of our religion across. If even one person sees the garden, walks away and reads a bit about Islam, then I will feel I have succeeded.

What inspires your work?

I'm a great lover of natural landscapes and whether I'm in the middle of a desert or taking a country walk in Devon, I am endlessly inspired by the wilderness.

What are your future plans?

To enjoy my time at Chelsea and continue to build great gardens in the UAE that make my clients happy.

greenworks-uae.com

Kamelia hopes her garden will help promote a more positive message about Islam

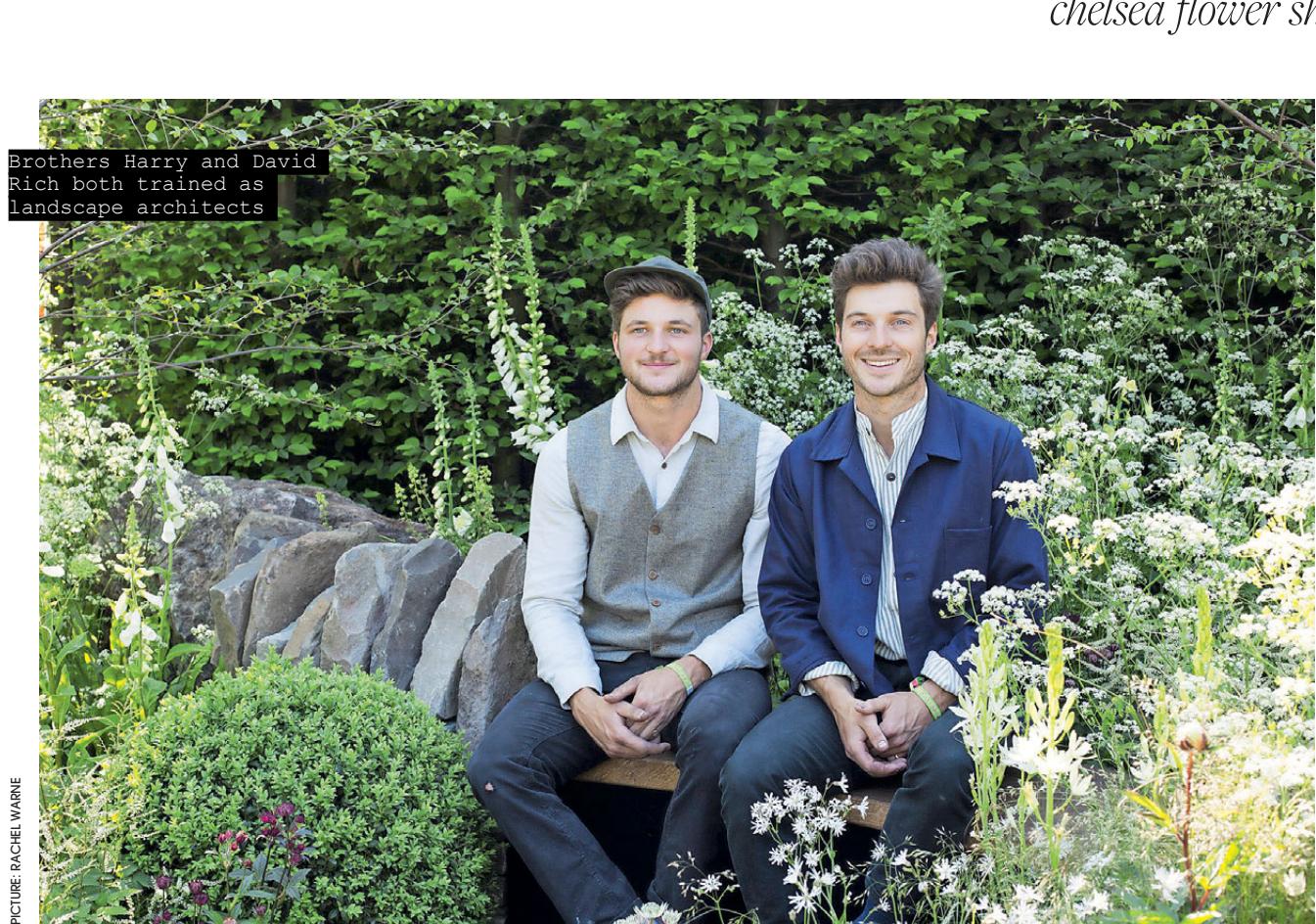


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HARRY AND DAVID RICH OF RICH LANDSCAPES

Brought up in the foothills of Wales, landscape-design brothers Harry and David Rich have spent much of their lives trying to reconnect people with their surroundings. In 2013, the Rich brothers won gold at RHS Chelsea Flower Show for their artisan garden 'Un Garreg' which featured sandstone that was 425 million years old. This year, the duo were selected to design a garden for New Zealand winery Cloudy Bay inspired by the brand's Sauvignon Blanc and Pinot Noir.

How did you both get into landscaping and garden design?

We both studied as landscape architects so have always been inspired by the freedom of being creative and innovative. This approach, in addition with the practical elements, provided the perfect balance for us.

Are you both wine buffs?

Definitely not 'wine buffs' but we do enjoy red wine. Having said that, we did get to try Cloudy Bay Sauvignon Blanc which changed our perspective on white wine.

What did you learn about wine when creating the garden?

We learned that there are many affinities between winemaking and landscape design, from aspect, soil type, preparation and understanding. This sympathetic approach shows the complexity and depth behind the wine making and made us appreciate the processes a lot more.

What can visitors expect from your show garden this year?

Our garden exposes industrial mechanics with the subtle refinements of planting and material finishes – an innovative design that encourages the interaction through a moving shack and fold-down table. We wanted to get away from a garden just looking 'pretty' and give it a depth and complexity. It will be a

modern take on planting and design that appeals to a younger audience and will hopefully encourage visitors to think differently about what is possible and to understand how Cloudy Bay is simple from the outside and highly complex from the inside.

What was your favourite moment from RHS Chelsea Flower Show 2014?

Having the honour of meeting the Queen for a 10-minute chat about our garden and bumblebees. We still had dirty hands from finishing off the garden, which was a little embarrassing as she was wearing very white gloves.

Could you pair your favourite plants with an appropriate wine?

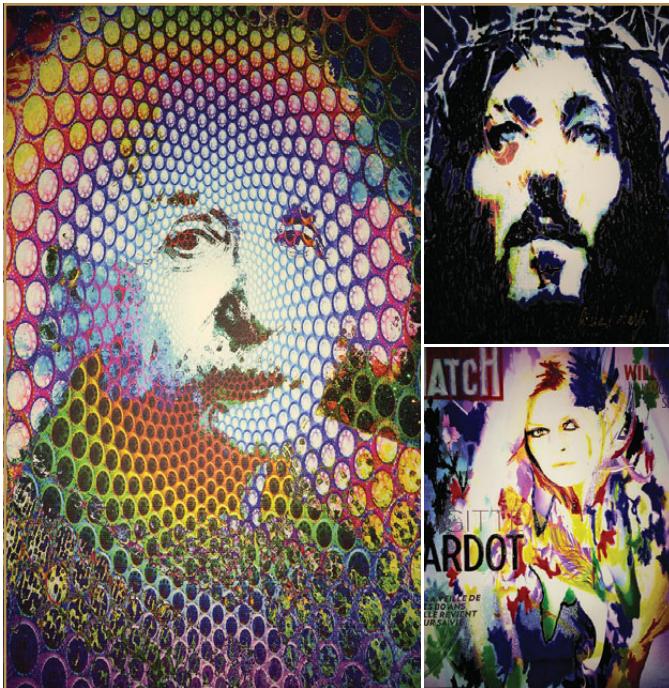
Angelica Archangelica – It is a fresh, citrus foliage relating perfectly to a Sauvignon Blanc

Digitalis Ferruginea –

Its rustic, earthy, architectural form fits with the key attributes of a Pinot Noir
richlandscapes.net bigfishlandscapes.com

The Cloudy Bay garden





RICHARD ZARZI ★★★

Cannes-based 'Glamour' artist Richard Zarzi is hosting a Pre Opening Pop up Show at Signet Contemporary Art before the Grand Opening "Summer Exhibition" July 2015.

An artistic awareness was the culmination of a long spiritual quest that Richard led in parallel while studying religions and mysticism in all its forms. Inspired by Kandinsky, his early works evoke that inner light that the artist sees in all of us.

The material surrounds the image like the body contains the spirit. This relationship between image and substance, between the speakable and the unspeakable is an innovative visual contrast that Richard lets evolve in wills of his inspiration. His portraits, a combination of pop art and art deco, accentuate this influence while trying to criticise the celebration of ephemeral fame.

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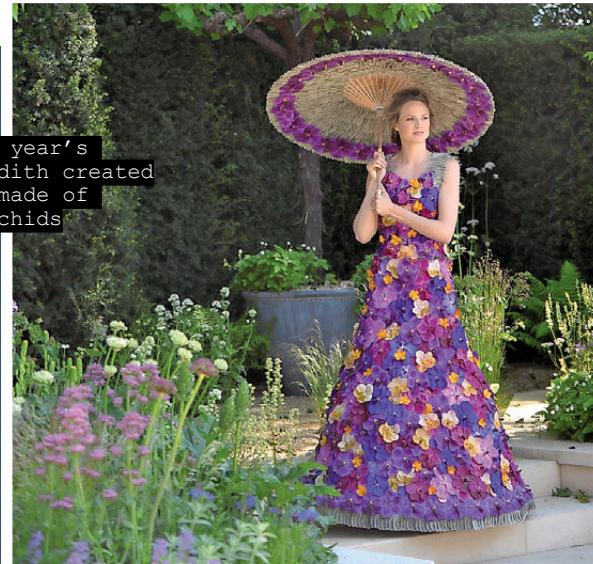
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For last year's show, Judith created a dress made of Vanda orchids



JUDITH BLACKLOCK

Star florist Judith Blacklock is the author of 12 best selling books on flower arranging and owner of the Judith Blacklock Flower School in Knightsbridge. She's shared her floral design wisdom with the likes of Gordon Ramsay and Kirstie Allsopp, and has been involved with the RHS Chelsea Flower Show for many years. Here she tells us which gardens she'll be visiting at the show this May.

When did you first visit RHS Chelsea Flower Show?

When I was 25 my mother was in charge of creating a huge flower arranging stand for NAFAS at the Chelsea Flower Show. I was recently engaged and living in Belgium but was over for the show. My mother quickly got us working and my future husband earned brownie points by fetching, carrying and helping the team. The stand won a gold medal and we were all delighted.

What are your favourite memories from the Chelsea Flower Show?

My first exhibit at Chelsea was creating a stand for the Institute of Horticulture with no budget! I was able to persuade Tesco to sponsor the stand and organised the creation of an electronic apple tree which educated visitors on the different varieties of English apples. When they correctly matched the apples to the correct name a bumblebee buzzed its way around the tree. Electronics may be everywhere today but over 15 years ago nothing of this nature had ever been seen at Chelsea and it created quite a stir.

Tell us about your work at RHS Chelsea Flower Show last year?

Last year I was asked by the show's sponsor M & G Investments to create a floral dress that would last a week and could be worn on Press Day. They also wanted me to find a model. For many years I gave little Nina Schubert a lift to

school. Now she is a top model and she was delighted to be involved and wear the dress before and during the show. The dress was created from 1,000 beautiful Vanda orchids which last well out of water.

What are some of the growing trends in floral arrangements this year?

British flowers are very much in vogue, also succulents and hydrangea.

What are your plans for this year?

I am taking three groups of American VIPs around the show, doing photography on Press Day and meeting lots of old friends.

What are your current favourite flowers or plants to work with and why?

I love old fashioned roses, all fragrant flowers, giant ranunculus, blowsy peonies, poppies, hydrangeas, tulips, alchemilla mollis, viburnum opulus 'roseum' ... I can go on and on.

What are your top three gardens to see?

The Homebase Garden by Adam Frost

A wildlife friendly garden in a contemporary style by an experienced garden designer who always has something new and exciting to show.

L'Occitane: A perfumers Garden in Grasse

Full of scented flowers and aromatic plants.

Morgan Stanley Healthy Cities Garden by Chris Beardshaw

This garden is going to be relocated after the show to form a centrepiece in a new community project in East London.

judithblacklock.com





STAFFAN TOLLGÅRD

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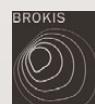
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ELECTION FEVER

The prospective parliamentary candidates for Kensington and Chelsea & Fulham discuss what their constituencies need – and why they chose to stand

Alexandra Sanderson

Labour Party prospective parliamentary candidate for Chelsea & Fulham

Can you summarise your key policies for the area as the election approaches?

There are real problems affecting people living in the area, and I want to make sure that they have a voice. For me, the biggest issue is the NHS. West London's NHS is in crisis, and the threats to Charing Cross Hospital will stretch local services further.

This constituency has some of the highest property prices in the country. I have met so many families who can no longer afford to live in the communities that they grew up in, and are desperately worried about their children's prospects. I welcome Labour's pledge to build 200,000 new homes a year by 2020 to make home ownership a more realistic prospect for many.

What drew you to the Labour party?

I am a fervent believer in the principles of fairness and equality of opportunity that the Labour Party embraces. I am so proud to be part of the party which introduced the minimum wage, brought in civil partnerships and who value people in our society, regardless of their background.

As a young woman in politics I'm still in the minority -- I am the only woman standing in Chelsea & Fulham -- so am delighted by the party's commitment to improving diversity in politics to ensure our government is representative of our society.



What is the biggest change needed for the Chelsea & Fulham constituency?

We desperately need more houses that people can afford to live in, whether these are affordable homes to buy, fair rents or social housing. We also need local health services capable of caring for our community. People want to know that they and their loved ones will be looked after when they are unwell. This means stopping the downgrading of our essential health services.

What can you promise our readers if you are voted in this May?

I'll be a strong voice for the people of Chelsea & Fulham, championing them and improving the area. I would hold surgeries across the constituency to hear residents' concerns. I will lobby to keep the 424 bus, a lifeline for many elderly residents who need access to shops or to visit their friends. I want to breathe fresh life into our communities by pushing for action on empty properties.

Engaging young people in politics from an early age is vital to ensure we have a healthy democracy in the future. I will work with schools and youth groups to ensure that young people are properly represented in our Parliament.

Follow Alexandra's campaign on twitter: @_AlexSanderson



Rod Abouharb has been a strong supporter of the Save Earl's Court campaign



Dr Rod Abouharb

Labour Party prospective parliamentary candidate for Kensington

Can you summarise your key policies for the area as the election approaches?

On education, I will campaign to reduce tuition fees for further education and vocational training. I will campaign for a living wage, so all residents can pay their bills. On housing, I will campaign to improve access to truly affordable housing in Kensington, by tougher application of existing planning regulations and by increasing housing provision targets.

On local business, I will campaign to reduce business rates for local businesses that recruit unemployed young people from Kensington. Kensington is one of the most polluted parts of London, so I will campaign to 'green' the Westway, building a green canopy around the entire length of the elevated section. I will campaign to electrify the diesel rail system that cuts through

North Kensington, and to enforce the '20's Plenty' campaign, which limits the speed of all traffic to 20mph.

What's your favourite place in Kensington?

I'd have to say Portobello and Golborne Markets. It is home to people from all over the world. You can go out with £5 and eat like a king or buy a present for Mother's Day, or with £50 you can find a priceless heirloom.

What can you promise our readers if you are voted in?

I will do my best every day, using my professional skills, work ethic and – I think – caring heart, to represent all communities and groups in Kensington, within the borough, in Westminster, and on the world stage. That's what 'One Kensington' means.

For further details visit: kensingtonlabour.com

I would hold surgeries across the constituency to hear residents' concerns



Victoria Borwick

Conservative Party prospective parliamentary candidate for Kensington

forward to making the most of championing the causes of my constituents in Kensington to the House of Commons.

What are your favourite places in Kensington?

We are fortunate to have the magnificent cultural heritage of our world renowned museums, and then the quiet reflection of the Kyoto Garden in Holland Park, the fascinating history of Leighton House and the architecture around that part of Kensington, or in the spring my favourite streets are in Abingdon Ward with the wonderful cherry blossom trees.

What can you promise our readers if you are voted in?

I can promise an MP who works for them seven days a week. I certainly haven't had a weekend off since I became the Kensington candidate. As a local councillor here for thirteen years and member of the London Assembly for seven years, I have had every opportunity to listen to residents and community groups across London to try and resolve people's issues. I will be the energetic local MP that Kensington needs.

To find out more visit:
victoriaborwick.london

Greg Hands

Conservative Party prospective parliamentary candidate for Chelsea & Fulham



Can you summarise your key policies for the area as the election approaches?

We need to stick to our long-term economic plan and continue creating new businesses and new jobs in Chelsea & Fulham; making sure we can get around by more improvements to the District Line, improving Chelsea & Westminster and Charing Cross hospitals, more and better schools, and backing our vibrant cultural life.

If elected, what key issues would you like to address within the constituency?

More businesses, more jobs, more space on the District Line, more houses and flats for aspiring working people, safeguarding the Chelsea & Westminster and Charing Cross Hospitals, improving our air quality, more and better school places and continuing to bear down on crime.

Are you based in the constituency? If so where & how long have you been based here?

I have lived at the same address in Fulham, off the North End Road, close to the border with Chelsea, since 1992. I first moved to Fulham in 1990, so I have lived

in the Chelsea & Fulham constituency half of my life. I was married here, my daughter was born here, and I even have family buried here.

What do you love about the area?

I love the convenience of living in Fulham, its closeness to all of the places I have worked. I love the parks, the pubs (like the Mitre and the Brown Cow) and restaurants (like Il Pagliaccio and Pappa Ciccia), and the good schools for my children. I admire the strong sense of community, seen in anywhere from the Clem Attlee estate to the Hurlingham Club, from Fulham football club to Sloane Square.

Finally, what can you promise our readers if you are voted in?

To be easily accessible - I have run a weekly surgery since 2003, and I have sent out 430 weekly email bulletins. I am always around, whether in my surgery, out and about on the streets, on the District Line to and from work, or relaxing with my family around Fulham and Chelsea.

For more information visit Greg's website at greghands.com or follow him on twitter: @GregHands

We are fortunate to have the magnificent cultural heritage of world renowned museums



General and Local Election 7th May

Kyoto Garden Holland Park



Simon Bailey

Liberal Democrat prospective parliamentary candidate for Chelsea & Fulham



Can you summarise your key policies for the area as the election approaches?

More affordable housing so people born in the constituency can live, work and grow old in the constituency. A moratorium on further changes to NHS services in West London until a proper public consultation and/or research into ambulance travel times is conducted.

Greater raising and borrowing powers for local government to finance health and housing priorities determined by residents. Initiatives that reduce the volume and impact of private motor traffic and improve our environment. These include a West London cycle super-highway, Hammersmith fly-under and Crossrail 2.

What are your favourite places in the constituency?

I love the King's Road for shopping, and the riverfront, particularly the area between Hammersmith and Putney Bridge, for running in the summer. I also highly recommend the Chelsea Physic Gardens – an oasis of calm we need to protect for future generations.

What is the biggest change needed for the Chelsea & Fulham constituency?

Our local councils need more power to vary taxes and borrow to invest in our infrastructure, health care and housing. Despite notable devolution of powers to communities such as Manchester, the UK is still one of the most centralised in the developed world. UK constituencies are so different (compare Orkney and Shetland to Chelsea and Fulham), and as a result have different needs.

What is the most pressing issue for the constituency right now?

The need for more affordable housing. I earn a decent wage for my age, yet I can only afford a 1 bed flat in Hammersmith and Fulham. What hope do bigger families earning less have of living here? Do we really want to say to people born here, 'unless you earn over £150,000 a year you can't live here?' I don't, and I don't believe the majority of people do either.

Follow Simon's campaign on twitter: [@SBinW6](#)

The Chelsea Physic Gardens is an oasis of calm we need to protect for future generations



Robin McGhee

Liberal Democrat prospective parliamentary candidate for Kensington

not just in London. There needs to be a massive national building programme to relieve the extraordinary pressure on the system. The Liberal Democrats want to build 300,000 houses a year, which is a very good start.

What do you love about the area?

In so many places it really feels like a suburb, but it's actually whacked right in the middle of the world's greatest city. I think it's wonderful we've been able to build so much of inner London in that way.

What's your favourite place in Kensington and why?

The Natural History Museum. It's a spectacular building which holds the world's greatest museum of natural history. It's a monument, literally, to Darwin and the rationalist ideals of evolutionary science. I've visited an unhealthily large number of times and there's always something amazing and new to see.

Follow Robin's campaign on twitter: [@RobinMcGhee](#)



The Natural History Museum is one of Robin's favourite buildings in the area



Guy is a regular visitor to the Fulham Palace gardens

Guy Rubin

Green Party prospective parliamentary candidate for Chelsea & Fulham

Can you summarise your key policies for the area as the election approaches?

Since 2010, taxes for the well-off have been reduced, while the number of Londoners paid less than the London living wage has almost doubled under Labour and the Coalition since 2008.

The Greens would take immediate action to create a fairer society. We would do this by increasing the living wage to £10 an hour by 2020. We would tackle tax avoidance, tax the bankers' bonuses and abolish student loans. I would address the housing crisis by building genuinely affordable socially rented and energy efficient housing as well as introducing rent control for private tenants. It is important to end austerity by introducing a wealth tax on the assets of the wealthiest 1%, investing the billions of income generated in the NHS, social care and public services.

How did you get in to politics?

My family were very involved in the campaigns against Apartheid in South Africa and to free Nelson Mandela and that is how I became active in politics. I was an elected Hammersmith and Fulham Councillor for eight years and a governor of local schools. I successfully worked with local residents to save Fulham Palace and housing estates in Fulham from being sold off. I work as a health regulator protecting



patients and improving the quality of care, and volunteering at a hospital.

What are your favourite places in the Chelsea & Fulham area?

There are too many to mention but here are some of my favourites: the riverside walk from the Crabtree pub down to Bishops Park, Fulham Palace and its immaculately restored walled garden. All Saints Church, the Earls Court area, The Chelsea Physic Garden, North End Road Market and Brompton Cemetery.

Do you live in the area?

I lived in Fulham for eight years and in the area for 25. I am now in Harrow but have strong links to the constituency.

Finally, what can you promise our readers if you are voted in?

I will be on your side, standing up for the common good, with practical policies that address public need rather than promoting private greed. If elected as your MP, I will live in the constituency and hold regular constituency advice surgeries.

Being an effective MP is a full time job so I won't take any paid or unpaid employment or consultancies from private companies or developers.

Follow Guy's campaign on twitter: [@GuyForTheGreens](https://twitter.com/GuyForTheGreens) or contact wcl@greenparty.org.uk

I love the cosmopolitan, mixed community that still manages to exist here



Robina Rose

Green Party prospective parliamentary candidate for Kensington

the esteemed BBC Community Programme Unit and as a prize-winning independent.

What drew you to the Green Party?

Having campaigned on the issue of basements since 2006 as a member of the Ladbroke Association, as co-founder of Save Portobello Campaign and Friends of Portobello, and as a Kensington Society member and chair for three years of the Campaign to Protect Rural England – joining the Green party was a natural extension of everything I believe in.

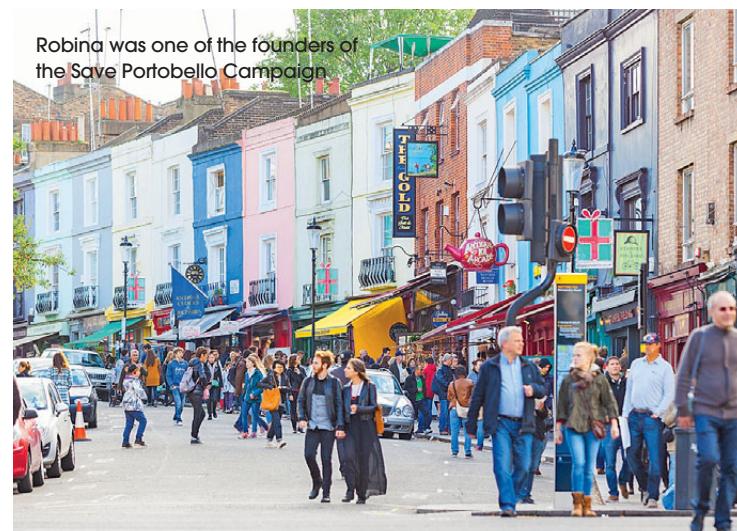
What do you love about the Kensington area?

I love the cosmopolitan, mixed community that still manages to exist here, the non-conformism that owes its origins to the Whig spa of what became Holland House and the whole literary, artistic history of the borough.

What can you promise our readers if you are voted in?

A voter promise to listen.

For details about Robina's campaign or for any related queries contact: wcl@greenparty.org.uk





Jack Bovill

UKIP prospective parliamentary candidate for Kensington



In the past, you stood as an independent, what drew you to UKIP?

I stood as an Independent in both General and Local elections. What drew me to UKIP was its plain speaking and a growing awareness that important issues were being discussed that needed immediate and urgent attention. There is no question that UKIP has raised the bar for all political parties and brought into prominence straight talking, listening to people, and the quality of integrity.

Can you summarise your key policies for the area as the election approaches?

My priority in Kensington is housing, which applies to all of London. Apart from unrestricted EU immigration, there is the unrestricted buying by off-shore investors in a limited housing stock, driving up prices and by leaving property empty, driving up rents elsewhere.

Many parts of the capital are now shrouded in darkness at night as in some cases 90% of the flats are empty. Add that to the flow of new immigrants and you have local people, priced out of the housing market, both to purchase and to rent.

If elected, what key issues would you like to address within the constituency?

All three main parties pay lip-service to young people buying their own home, but starting in 1986, we find now that we are at a 29-year low for home ownership. This is brought about by tax deductible bank interest for buy-to-let speculators, but not home owners. Nothing has been done to make a level playing field, such as banning the tax deductibility of bank and loan interest to all properties, not only home owners.

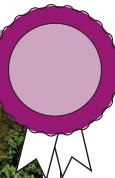
My other priorities are the NHS and education. As with property purchase, these must be prioritised for local residents, people with a long term connection to the UK. Bringing integrity to Parliament would be a major change and restore confidence in Parliament and in its members.

What do you love about your constituency?

What keeps me in Kensington and has done so for 45 years, are its great public parks and spaces, and the vibrant life of its diverse village communities.

Follow Jack Bovill's campaign on twitter @jackbov

What keeps me in Kensington are its great public parks and spaces



Kensington Gardens is one of the area's many beautiful public spaces



Adrian Noble

UKIP prospective parliamentary candidate for Chelsea & Fulham

am fed up with the way successive governments have allowed the EU to erode our sovereignty, without giving the people of this country a referendum.

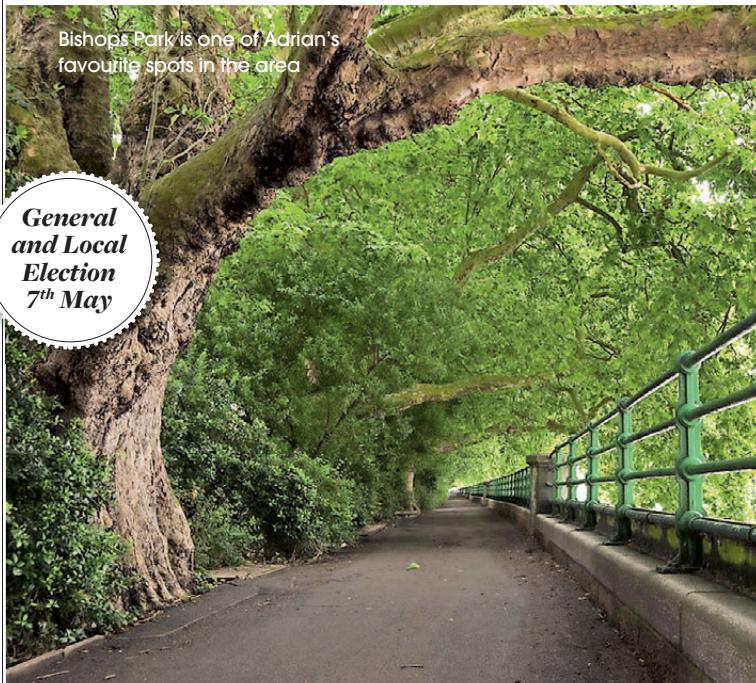
If elected, what key issues would you like to address within the constituency?

I will campaign against any hospital closures, or the closure of any hospital ward or unit.

What can you promise our readers if you are voted in this May?

If elected, and on the basis that I live inside the M25, I would not claim an allowance on a second home.

For details visit: ukipwl.org.uk/adriannoble



Bishops Park is one of Adrian's favourite spots in the area

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An eye for STYLE

Tom Davies on how he fell for eyewear design, and why wearing glasses has never been so stylish

Can you tell us about your early years and how you first took an interest in design, particularly in eyewear?

My mother and father were both art teachers so I was always encouraged and well supported doing my art homework. I always enjoyed the creative side of my education and can actually remember the day I realised that I could have a career in design.

I fell in love with eyewear completely by accident. I left University and decided to get a job in Hong Kong, rather than drag my portfolio around Britain. I chose eyewear because of how important it is to the individual; through eyewear you see the world and the world sees you.

What could be more important and challenging than to design something that fits a person's face perfectly, corrects their vision and reflects their true style and personality?

Do you think the idea of having to wear glasses has changed, with the help of your work and others?

In the last six or seven years, spectacles have become much more about an individual's style. They have become more comfortable and better designed and there are now many people who realise that – like their sunglasses frame – their optical frame can also enhance their natural features and make them feel amazing.

What's the most unusual source of inspiration you've had for one of your eyewear designs?

I could spend hours with you going through my favourite frames from the past 14 years. Inspiration happens all day every day and actually, it is a non-stop stream in my brain. For example today, I was thinking about some of the graffiti in

London. I think it would look great, screen printed onto a sheet of acetate and used as part of the sunglasses collection I'm working on for my New York Opticians. I'm just musing about copyright...

Who are your most famous clients?

Carrie Fisher was my favourite from last year. She popped into my Sloane Square store whilst filming the new Star Wars film. She's great fun. I also make glasses for Angelina Jolie, Kevin Spacey and Heston Blumenthal. They are all inspirational people and it is a privilege to design for them.

Are there any eyewear trends you really dislike?

Not in terms of style; I love everything. These days it is all about choice. That said, there is this trend for buying glasses online which I don't really like. It doesn't really affect my brand but what I am seeing a little too much of recently, is glasses that don't fit people very well at all. It is a booming business but I'm not sure it translates as well as buying clothes or shoes online.

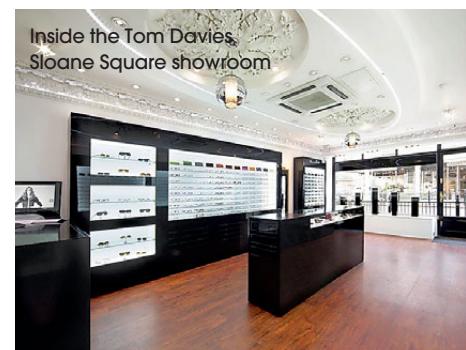
How do you think eyewear trends have changed over the last decade?

If I had to point to current trends, certainly there is a movement towards thinner, lighter frames.

When you get a night off, where do you like to eat out in London?

I love eating at Colbert which is right next to my store in Sloane Square. I never tire of their menu and as a local customer, they always try to get me a table. I also love Dinner by Heston Blumenthal. The Meat Fruit starter is possibly the single greatest culinary invention ever.

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Cadiz stripe plant pot, £15, habitat.co.uk



Canopy printed cotton fabric (available in four colourways) by Christian Lacroix Maison for Designers Guild, £97 per m, designersguild.com



Skagfjord two-seater chesterfield in Lear White, £5,700, kristjanawilliams.com



Giovanni Riviera cushion, £32, clarke-clarke.com



Classic Macaw, £1,000, ladro.com



Papilio Blumei green Swallowtail framed butterfly, £79, rockettstgeorge.co.uk



Scattered fern linen cushion, £35, clarissahulse.com



Abigail Ahern Edition
pineapple lantern £28,
debenhams.com

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£48 per metre; cushions, from a
selection, all harlequin.uk.com

Vitrina small sideboard by Herve for
Case, from £2,155, casefurniture.co.uk



Chameleon plate, from
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Elsa hanging ball chair, £495, outtherinteriors.com



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House Plant wall mural, £425 per section, kristjanawilliams.com



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Parrots cushion by Sarah May, £28, artrookie.co.uk



Large Iris bowl, £70, heals.co.uk

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Natural Peacock chair, £795, grahamandgreen.com



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The Grace Bay Suite at Curtain Bluff, left, one of the stylishly decorated villa suite bedrooms at Cap Maison, St Lucia, right



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sizes ranging from 10 to 72, in drop-dead gorgeous locations that take your breath away.' Unlike larger resort hotels, each colonial-type property has its own style and story. Bequia Beach Hotel offers retro-chic design, while at Jamaica Inn – based in Jamaica since the 1950s – you can relax on oversized balconies and verandas, all beachfront or water's edge. And the all-suite Calabash in Grenada is a foodie heaven, which starts with a sumptuous breakfast served on guests' terrace.

No matter what the occasion, you will receive the warmest welcome – many of the hotels have been family-owned for decades, with long-serving staff. Helen and her team have excellent personal relationships with everyone, so 'whatever you want to do, we can accommodate it for you,' she says, whether that's learning about the latest new island restaurant, bird-watching with an expert or discovering the best sailing waters. 'We're passionate about the Caribbean, with the personal knowledge not only of the hotels and their services but also the islands.'

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Interiors brand Mud Australia recently set up shop in Porchester Place

SHOP TALK

An established name in Sydney and Melbourne, Mud Australia has brought their exquisite range of stylish porcelain tableware, cookware and lighting to London, with the opening of their first UK shop. Mud's artisan ceramics are handmade in Sydney from Limoges porcelain sourced in France. The pieces have a beautiful stone-like surface, which contrasts with a glazed interior, and are available in a striking palette of 17 colours. There's also a selection of glassware, cutlery and linens

11 Porchester Place, W2 2BU; 020 7706 4903

INTERIOR NOTEBOOK

Jacky Parker's guide to stylish homes

GOOD TASTE

This eye-catching 'Sophie Blue' tableware collection by Sophie Conran will bring a refreshing splash of colour to mealtimes. Inspired by the British tradition for blue and white china, Conran has created four pretty patterns each with quintessentially English names: Eliza, Maud, Betty and Florence. From £18, sophieconran.com



SOUND AND VISION

Bag one of these limited edition R1 digital radios from Ruark Audio. Part of a collaboration with much-loved fabric and wallpaper designers, Osborne & Little, the iconic R1 has been beautifully encased in a pale aqua and soft grey finish. This high-tech piece has a Bluetooth receiver for wireless streaming, DAB and FM tuner. Priced £200; ruarkaudio.com



Mellow Yellow

Brighten your bathroom with a set of towels by textile designer Lyndsey Lang. Usually reserved for wall and floor tiles, Lang has applied two of her graphic patterns, Scallop and Leaf, to a range of colourful bath linen for John Lewis. The cotton bath sheets, hand towels and face cloths are woven at 600 gsm for a luxuriously feel and are available in four bold colours: Sunnyside yellow, Seaside blue, Cayenne red and Granite grey. Face cloth from £3.50.

johnlewis.com; 08456 049049





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BOLD BATHROOMS

From statement tiles to designer tubs, these bathrooms are as imaginative as you

Story KARA O'REILLY

Long gone are the days when the bathroom was a functional, clinical space. It's now one of the key rooms in the home for trying out the latest design trends, from show-stopping sculptural baths to colourful patterned tiling.

But before you get going on a radical revamp, it is always worth doing some research first. Follow the lead of interior designers and make up a mood board of bathroom ideas that you like. This will enable you to focus on what it is that you want to achieve, as well as avoiding any potentially costly mistakes. To get you started, we have selected ten brilliant bathroom ideas to inspire you to create a sanctuary that really reflects your personality...

STATEMENT TILES

Patterned tiles are back with a vengeance. And now you can harness the benefits of digital technology to get a design up-scaled and custom-printed for use as fabulous feature wall. Tulips from the Natural History Museum Collection by R J Thornton Bespoke Ceramic Tiles, £515 per sq m, surfaceview.co.uk



EMBRACE COLOUR

After years in the wilderness, coloured sanitaryware is making a comeback and bathroom fittings now come in a rainbow of custom colours. Trident Shower Bath in Pink (can be finished in any Dulux Trade colour), from £1,500; Beaufort Bath Shower with riser cradle and diverter valve, from £987, all The Albion Bath Company (albionbathco.com)



DOUBLE SINK

There is nothing more luxurious than yours 'n' theirs sinks and they can become the focal point of the whole room scheme. Art Deco-inspired designs recall the hotel chic of The Savoy and Claridges. Wide Blues Console, £3,988; Coventry taps in chrome, £455; Gatsby 2 mirror, £717, all Devon & Devon (devon-devon.com)



SCULPTURAL SIMPLICITY

White sanitaryware doesn't have to be boring. Choose pieces in sculptural forms and they will shape the look of the whole space for you. Freestanding bath, £5,181; basin, from £780; from the Il Bagno Alessi Collection, Laufen (uk.laufen.com)



PAPER YOUR WALLS

The benefit of freestanding baths means less need for tiling; instead use the wall space to introduce patterned paper into the room. Cavendish Street wallpaper, £66.50 per roll; Clockface 81 Intelligent Eggshell, £26 per 1L; Celestial Blue Floor Paint, £27 per 1L, littlegreene.com. Tubby Torre Duo Bronze Bath, £3,860.50, The Albion Bath Company (albionbathco.com)

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Marble is the material of the moment for luxe-looking bathrooms. It is gloriously high-end, whether used as a simple sink splashback or to clad the entire room and because it is a natural material, it will stand the test of time. Statuary Marble, from £750 per sq m, stone-age.co.uk



SHINY STATEMENT

Get an instant update in your bathroom by choosing a bath that gleams. This bold look will pass the test of time too – just don't forget the polish.

Le Bain de Bateau, £5,000 plus vat: catchpoleandrye.com



MOODY HUES

Small rooms look really chic when decorated in dramatic deep colours and the bathroom is no exception. Atlantic basin and washstand with glass legs and chrome frame, £1,695; Bastide 3-hole basin mixer with crystal levers, £1,050; Bastide square mirror, £825; Xaviera lights, £200 each; Domino mosaic wall tiles in black gloss, £99.90 per sq m; Abbey porcelain floor tiles in Woburn, £84.90 per sq m, all firedearth.com



SOFT MODERN

Gently curved, amorphic shapes are easy on the eye and make a contemporary design less stark. The egg-shaped bath is the modernists' take on a classic freestanding model. Rhapsody freestanding bath, from £2,799; Integrity countertop washbasins, from £399 each, both baganodesign.co.uk

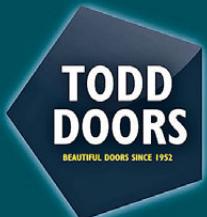
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BOLD PATTERN

Keep to white fittings and you can go to town with the decorative elements of the room. A feature wall is the way to dip your toe in the water, but why not go the whole hog and match up wallpaper, fabric and even accessories? *Palmeral in Azure*: wallpaper, £148 per 180x300cm roll; cotton and linen fabric, £75 per metre; bath sheet, £120; all houseofhackney.com

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Button & Sprung intends to change that. Now one year old, the company set out with the aim to revolutionise the bed buying process by offering beautifully designed upholstered beds with a huge range of fabrics, storage options and feet, that allow the customer the freedom to choose their perfect bed. Not only that, but the company has a fair and honest pricing ethos, avoiding fake discounts and artificial sales. This is achieved by the company keeping their costs to a minimum with only one beautiful showroom next to the River Cafe in Fulham, ten minutes walk from Hammersmith Broadway, a small friendly team and products delivered directly from the factory to your bedroom.

Button & Sprung's range of eleven headboards offers great variety with both contemporary and more classical designs, plain or buttoned, and all are available in either a bedstead or divan base. Once you've decided on your headboard style, the

decisions continue... Button & Sprung have over 50 in house fabrics to choose from, ranging from linens to luxurious wools. If none of these take your fancy, they work closely with a number of fabric designers including Romo, Designer's Guild and Korla and can upholster their beds in any fabric. For the bedstead designs there are four finishes to choose for the wooden legs, whilst if you opt for a divan base there are numerous drawer combinations and an ottoman storage option. Button & Sprung endeavour to offer a truly bespoke service, therefore if you need your bed to be in any special dimensions they are also happy to accommodate this.

It is possible to build your perfect bed on their website, in which you are taken step by step through the process and can place your order online. Alternatively the stunning showroom overlooking the river in Fulham has all of the beds on show, whilst the friendly knowledgeable staff are on hand to offer some guidance and a cup of coffee. Button &



Sprung also have a range of nine very comfortable, 100% natural pocket sprung mattresses to allow you to create a bed that not only looks beautiful, but that gives you a perfect night's sleep too.

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THE PERFECT COUNTRY WEEKEND

Less than an hour from London, Stoke Park offers visitors a memorable escape from the big smoke

Words VICKY MAYER

Julian Fellowes may have called time on Downton Abbey but thankfully the world of luxurious country houses lives on at Stoke Park. Less than an hour from the centre of London, this magnificent country hotel is just the ticket for a romantic weekend or midweek spa break with friends.

Set amongst 300 acres of parkland, the estate offers lucky guests traditional or contemporary rooms, a huge spa, pool, 13 tennis courts and an award-winning 27 hole golf course. Add to that three restaurants and you'll see why there's no need to go anywhere else.

Arriving on a Friday afternoon after a particularly tough week, Stoke Park's friendly staff soon eased us into a chilled weekend. We opted to stay in the main house where the rooms are unashamedly plush and traditional. In the Coke Suite, I slept on a huge four poster bed and marvelled at the size of the bathroom – big enough to house a London studio. Outside, the huge

terrace overlooks the golf course and on a bright summer's day you could easily sit here with a glass of champagne and watch the world go by.

For now, however, there was more to do at Stoke Park. Before dinner I had booked in for an anti-ageing facial at the hotel's health and beauty spa. Using Thalgo products, my facialist left my skin feeling super clean but also much softer than usual. The spa is popular with hotel guests and locals alike so if you're staying for the weekend, book ahead.

By 8pm the stresses and strains of the week were fading fast and talk at dinner in the elegant dining room at Humphry's was of moving to the country. The restaurant has three well-deserved AA rosettes with stand-out dishes on the night including my perfectly cooked venison steak and a moreish raspberry soufflé with cheesecake ice cream.

Saturday arrived in a flash and after breakfast we took a big walk around the estate, marvelling at the formal gardens and sheer luxury of being somewhere you can breathe and have acres of space to yourself.

Stoke Park is a truly magical destination, whether you're looking for a special place for a romantic weekend or simply a break with friends or family. It's an easy, friendly place to visit with so much to do you'll find yourself booking a return visit before you've even left.

Stoke Park, Park Road, Stoke Poges, Buckinghamshire SL2 4PG; 01753 717 171; stokepark.com



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PETAL PRETTY

No spring wardrobe is complete without a flurry of florals. This season's beautiful blooms are fit for any occasion

Words SHONA WALLACE



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Devore satin
scarf, £375,
liberty.co.uk



Tory Burch Lydie red
blossom print dress,
£330, harveynichols.com



Guerlain Kiss Kiss
lipstick in Rosy Silk
£26.50, harrods.com



Vilshenko Helen floral
satin top, £360 and
matching floral satin
skirt, £550,
net-a-porter.com



Jo Malone London
Sakura Cherry
Blossom, £86,
jomalone.co.uk



J Crew by Sophia
Webster floral print
courts, £240,
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Sophie Hulme bag in
dusky rose, £425,
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Belgraves is the perfect choice to treat yourself or a loved one

For all its advantages, Belgravia is still regarded as somewhat stuffy. But those who live and work in the area know this isn't true. Residents are lucky to enjoy the benefits of some great new shops and restaurants and even better, Belgraves, a hotel that provides five star service with a local twist. On the night we visited the cosy bar area was busy with locals catching up after a busy day's work and the in-house restaurant Pont St, run by chef Sophie Mitchell, provides a popular place for breakfast, brunch and dinner too. Situated a stone's throw away from Sloane Street, Belgraves is the perfect recommendation for out-of-town friends but also a great choice if you fancy a night in London too. To celebrate her birthday, my sister and I booked a night in the hotel and enjoyed every minute of our visit.

Designed by Tara Bernerd, the hotel is cool and funky with a Brooklyn vibe. The rooms are bright and colourful, with beds so comfy you'll want to take them home.

In the restaurant Sophie's bold, flavoursome food is delicious with stand out dishes including the colourful vegetable crudités and Malaysian coconut fish curry. Like the rest of the hotel, the service here is super friendly with nothing too much trouble for the enthusiastic staff. With lots to catch up on, we finished our evening with a nightcap in the buzzing bar before experiencing the absolute joy of retiring upstairs to our hotel room, no taxi required.

For Londoners, Belgraves is a bit of an undiscovered gem, perfect for a city staycation.

20 Chesham Place SW1X 8HQ; thompsonhotels.com/belgraves



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TOM PARKER BOWLES

How I discovered that meat hasn't got to be on the menu 24/7

I was once with a friend, in one of the less visited parts of Spain, and we were, as usual, in search of a good lunch. Happening across a civilised looking establishment, we sat down, ordered a couple of beers and began to peruse the menu. The choice was unashamedly meaty, a not uncommon occurrence in these parts, but my pal had no taste for flesh.

So we tried in vain to communicate this request to our waiter. He looked perplexed with our attempted explanation, so we turned to the table next door. We knew they spoke English, as they had enquired as to whether we were from London. So I asked the pater familias, a broad and jocular individual, what the Spanish for 'vegetarian' might be. The smile faded from his lips, and a dark cloud passed across his visage. 'Loco,' he spat.

A few years back, and I would have been in full agreement. I was a sallow youth back then, and prone to idiotic generalisations about subjects I knew little about. Of course, I'm older now, and less given to fits of idiotic pique. Because, nowadays, I could quite happily spend half the week as a veggie. Spaghetti with home-made tomato sauce, falafel, potato and cauliflower curries, cheese on toast, great bowls of leaves and tomatoes drenched in a garlic heavy dressing, fierce Thai relishes, sparky stir fries, oozing cheese omelettes, noodles in the most elegant of broths... I could go on and on.

Food writer Simon Hopkinson told me about the Diwana Bhel-Poori House (diwanabhelpoori.com)



The Gate has been a popular vegetarian choice for over 25 years

near Euston, where they cook the most wonderful masala dosas, as well as crisp, beautifully spiced panni pooris. Good samosas too. South India is the home of perhaps the world's greatest vegetarian cuisine. Rasa (rasarestaurants.com) is another cracker, specialising in Keralan food.

I also rate Ethos (ethosfoods.com), a new place behind Oxford Street, where flavour, rather than finger wagging, comes first. Their veggie Scotch egg is excellent, as are the huge variety of salads. Soho's Mildred's (mildreds.co.uk) is perennially popular, and the menu ranges all over the globe.

While both branches of The Gate (thegaterestaurants.com), in Hammersmith and Islington, celebrate plain good cooking from across the globe. So there we go. From idiotic vegetarian despiser to a man who embraces no meat with greedy delight.

THE RESIDENT RECOMMENDS

Tibits

Tibbits is all about fresh, delicious and easy salads. At this cosy self-service vegetarian restaurant, you'll find all day dining. For spring, menu items include a nourishing leek and sage risotto, and every Tuesday the dishes are completely vegan.

12-14 Heddon Street W1B 4DA; tibits.ch

Rainforest Creations

Rainforest Creations prides itself on top quality vegetarian Caribbean, raw and organic foods. The Rainforest Box is crammed with fresh ingredients. Find the stall at Duke of York Square on Saturdays.

80 Duke of York Square SW3 4LY;
rainforestcreations.co.uk

Nama

Nama foods is a beacon for veggie food lovers in the heart of Notting Hill. With a passion for plant-based eating, the restaurant menu is a guilt-free healthy experience. They also offer raw cleanses and cooking courses.

110 Talbot Rd W11 1JR; namafoods.com



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PÉTRUS

Words ALEX LARMAN

As Gordon Ramsay's restaurant empire continues to expand in new and thrilling ways, the commitment to Michelin-starred fine dining remains at the core of his operation. Everyone knows about the three-starred Restaurant Gordon Ramsay, of course, but how is its one-starred stablemate Pétrus doing under its new chef, the excellently named Neil Snowball?

First impressions are mixed. The staff couldn't be friendlier or more welcoming. Yet the room, while very comfortable and impressive, has a slight air of tiredness to it. What was once groundbreaking stylish in around 2006 now feels, nearly a decade on, as if it's going through the motions. In an age where we've come to expect fine dining to have a more informal feel, the hushed tones and plush carpets, while undeniably soothing, add to the faint atmosphere of something retro.

However, Snowball's food is every bit as impressive as you'd hope for, making for a hugely enjoyable dinner. We opted for the tasting menu, which offers a decent overview of the kitchen's strengths. A starter of ballotine of quail is punchily flavourful, while the fish



Gariguette and wild strawberries with yoghurt, lemon verbena and sable

dishes show imagination and even a little wit; a scallop served with a bacon and egg 'sabayon' is moreish to its core, and the fillet of brill with cep bolognese makes an often boring fish come alive. Meat courses – a choice between lamb and venison, with the venison just having the edge – are very fine indeed, and a dessert of reinvented black forest gateau is perhaps the most obvious nod to Snowball's previous role at the Fat Duck.

COST
Dinner for two around £250

GOOD FOR...
Michelin-starred fine dining in a comfortable setting

WHAT TO EAT...
Scallop with braised kombu, loin of venison with sweetbreads

WHAT TO KNOW...
There's a slightly more affordable lunch menu that offers a decent selection at a comparatively bargain £37.50 per head

RESIDENT RATING
★★★★★

If there are minor quibbles to be had – the pace of the service veered between brisk and slow – the overall experience makes up for it. If you're still uncertain, then it's worth asking why you'd go to Pétrus in the first place. If you want something trendsetting and hip, you're better off heading to East London. But if you're after really high quality Michelin-starred fare, served and presented in as professional a manner as you'd wish, then this will justify the high prices and make for a special occasion that isn't likely to be forgotten any time soon.

1 Kinnerton Street SW1X 8EA; 020 7592 1609



SOCIAL CLIMBERS

The Ivy restaurant has been part of London's celebrity culture for decades, now the group's new outpost on the King's Road is already drawing the crowds

Words SUDI PIGOTT

Quite simply it was a coup de foudre, the site was irresistible. We weren't actively looking to open The Ivy Chelsea Garden but always have a roving eye for where the Ivy might go and this site was irresistible and such a great location,' explains Yishay Malkov, General Manager of The Ivy's new Chelsea venue.

As soon as one walks in the appeal is obvious. It really is beautiful, from the cafe-bar with bright orange leather sofas to the glamorous dining room filled with copper lights. Then there's the vast arcadian garden, a serene bucolic space.

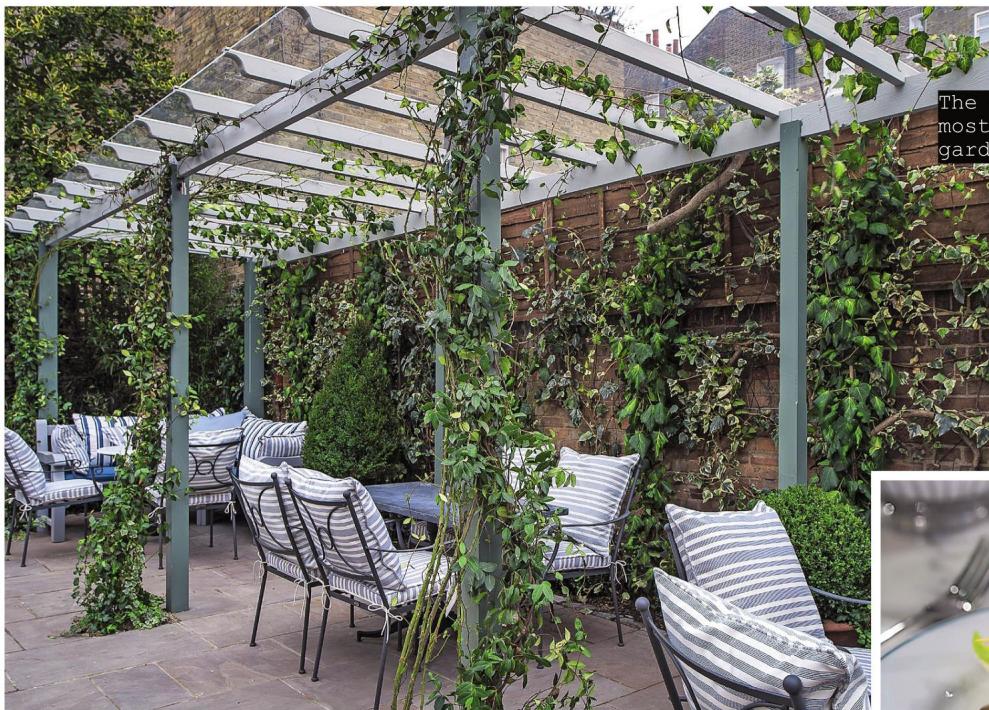


Yishay Malkov

Fernando Peire, Director of The Ivy and known to many as *The Restaurant Inspector* confirms, 'when you see the site, you won't have to wonder why we decided to bring The Ivy Chelsea Garden here. The inside space is fantastically diverse (designed by Martin Brudnizki who did The Ivy Club) – and I'm particularly taken with The Orangery at the back, which reminds me of one of the hot houses at Kew.'

Good news for some is that they want as many walk-ins as possible. In fact, half of the tables out of the 150 covers will be available with no reservation.

'The timing turned out to be spot-on,'



The venue has one of the most enviable restaurant gardens in London



Left: Fernando;
right: The Ivy
Chelsea Garden
field mixed salad



enthuses Yishay 'as Chelsea seems to be undergoing a gastro resurgence with many vibrant ventures like Wright Brothers opening imminently nearby. It has always been an iconic area yet now has a new buzz about it.'

Though the striking Grade II listed Georgian building with its curious gargoyles and gabbling at the front was most recently Henry J Bean, it was originally a pub called The Six Bells dating back to 1722.

The restaurant garden, designed by Anthony Challis and Dan Curran of Ginkgo Gardens, is festooned with colour and foliage with many intriguing secret areas. The terrace leads onto the main garden with a wonderful pineapple fountain and lily pond at its centre. Two long pergolas clad with wisteria and evergreen jasmine are particularly striking. Cherry trees, Japanese acacia

and even fig trees add depth and there are amphora pots and garden sculptures scattered with seemingly laid-back yet carefully planned ease. Mindful of residents living close by, only diners will be able to use the garden and it will close at 10pm.

Even the all-encompassing menu card itself has been thoughtfully conceived with a cover based on the London Botanic Garden design with an inventory of plants. A huge amount of creativity has gone into creating cocktails that reflect the area's history from King's Permission served on a seal to Swinger's Sanctum, Punk Revival and Sloane Ranger.

Breakfast and brunch are expected to be busy and judging from choices including truffle eggs brioche and a full garden breakfast including halloumi, avocado, poached egg, kale, hollandaise and more, it's likely to be a huge hit. I can't wait to return for more of chef Sean Burbidge's (who spent a year at The Ivy mother ship) irresistible invention of marmite, Dijon mustard and parsley butter on crumpets – a wicked combination for elevenses.

*We hope it will have
the comfort and
consistency The Ivy has
traded on since 1917*

Alongside Ivy classics such as crispy duck salad, absolutely spot-on shepherd's pie, fishcakes and fish and chips there are plenty of salads ideal for garden eating including an appealing mix of shaved garden vegetables with avocado hummus and manuka honey dressing plus dinner dishes such as lobster with Amalfi lemon and zucchini.

There will be afternoon tea (£19.75) with all the classic trimmings plus Eccles cakes with Keen's cheddar and truffled chicken sandwiches in brioche. The signature dessert is an indulgent chocolate bombe with honeycomb centre, milk foam, vanilla ice-cream and hot salted caramel sauce.

As Fernando Peire says, 'we hope it will be a real haven for locals with their families and have the comfort, reassurance and consistency The Ivy has traded on since its founding in 1917. The ultimate test of success will be customers judging if they've had a good enough time to come back.'

197 King's Road SW3 5ED,
theivycheulgarden.com



PICTURE PERFECT

Embrace Brazil's thriving contemporary art and design scene with a trip to both São Paulo and Trancoso on the southern Bahia coast

Words KAT HOPPS

Brazil had been on 'the list' for some time. Lured by thoughts of samba, bronzed bodies and caipirinha-soaked hedonism, it never once crossed my mind to consider the country's dazzling contemporary art scene – but what an oversight. Thanks to the country's new economic powerhouse status, an international art and design revolution is underway. São Paulo is a major player. Galleries once confined to upper-class neighbourhoods have become younger, edgier and mobile, and I was to spend a brief day visiting the city's new art scene before sampling pared-back design at a boutique hotel in sleepy Trancoso on the Bahia coast.

However, culture is never a priority after 20 hours' journeying – sleep was

my only agenda. Hotel Unique in the exclusive Jardim neighbourhood demands more. Designed by the Brazilian architect Ruy Ohtake, the hotel's contemporary exterior is shaped like a boat's hull, with portholes windows and green-weathered copper slates that gleam at night. It's sleek and sexy. In the lobby, blood-red armchairs resemble open Dracula cloaks while corridor landings are dimly-lit curves. My companions and I

were suddenly wide-eyed. We ate Brazilian dishes and drank cocktails in the buzzy rooftop Skye restaurant before collapsing into bed. I failed to make it to

the luminous fitness centre next morning, but a fellow traveller proclaimed the waterslide entrance a hoot.

Creative expressionism is not just confined to São Paulo's hotels and museums. City-approved murals and graffiti line main highway Avenida 23 de

Artists' rustic modernist pieces created for the hotel reflect the carefree southern Bahian lifestyle

Maio, providing an antidote to the city's greyness. After a morning spent at Henrique Oliveira's awe-inspiring exhibition in the Museum of

Contemporary Art (MAC) – an immersive sculpture of architecture through time formed of brick entrances, clay rooms and tree passageways – we

TRIP NOTES

Fly London Gatwick to São Paulo return with TAP Portugal from £684 incl. all taxes & surcharges (flytap.com). Rooms at UXUA Casa Hotel & Spa from £303 per night incl. breakfast (uxua.com). Rooms at Hotel Unique from £301 per night incl. breakfast (hotelunique.com.br). A 7 night trip with Journey Latin America (journeylatinamerica.co.uk), with 5 nights at UXUA in Trancoso and 2 in São Paulo, costs from £1,920pp based on 2 people sharing with B&B accommodation, transfers & domestic flights.



Left: the pretty casas make sitting outside a joy at any time in Trancoso; above, the stunning contemporary exterior of Unique Hotel in São Paulo; and right, Eugênia's gorgeous private pool at UXUA

reclaimed and organic materials that feel as luxurious as any five-star hotel. I would have been happy to bed in permanently at my Casa, Eugênia. At 228 sq ft, it is the biggest one, with two bedrooms for six people, a living area, kitchen with outdoor dining and a private stone-made pool. The straight angles and space made it feel refined but the tree trunk shower heads and rattan-lined lamps were still present.

UXUA's grounds are verdant, and craftsmanship is everywhere. Local artisans were originally employed using traditional techniques and now, Wilbert invites visiting artists to create objects. Rodrigo Alemeida had just completed his residency; his quirky chairs made from old windows, rope and leather lay in one of the pretty casas we visited. Another artist had created vases made of mud, tree limbs and recycled ceramics.

Understanding the network of the hotel's relationships with community, art and design gives you a deeper appreciation for its visual elements. You might find yourself spending a good ten minutes examining a bathroom cabinet with toothbrush in hand. In fact, don't be surprised if you come back home believing you're a art/design connoisseur. That's the effect Brazil had on me.

Visit theresident.co.uk for more photos of our trip



Transarquitetônica, Henrique Oliveria's huge exhibition at MAC

headed downtown. The area once labelled undesirable is now cool, full of young galleries and studios – the Shoreditch of São Paulo.

We met with artist Rodrigo Almeida who had created art for UXUA Casa Hotel & Spa (our next stop) and Lucas Simoes, the next artist-in-resident there; like others, his brief was to create rustic modernist pieces for the hotel's interiors to reflect the carefree southern Bahia lifestyle. His São Paulo studio was based in PIVÔ, a public, independent and non-profit art space that gives up-and-coming artists the creative freedom to pursue projects in a fluid environment – an inspired, open area.

And so on to our next destination... Trancoso sits midway down the Bahia coast, a settlement built by Jesuit missionaries in 1586 seeking a hidden utopia. It remained a tiny community of

300 indigenous people until hippies arrived in the 1970s, welcomed into its free-thinking bohemian culture. It's still low-key despite being a chic destination, and it's very pretty. A place where you saunter. The cornerstone of the community is the Quadrado, a large

rectangular village green lined with colourful casas and overlooked by the 16-century São João Batista church at the far end, beyond which lies the sea. By day you pass children's football games and locals' craft stalls where jewellery is suspended from trees. At night you sit under the stars, soothed by the stillness and golden glow from nearby casas, many of which are now restaurants.

Wilbert Das, former creative director of Diesel, was so taken with Trancoso he moved here permanently, creating his gorgeous hotel UXUA (pronounced 'Ooshua' and meaning 'wonderful' in the native Pataxo Indian language) in 2009. Having restored four original casas on the Quadrado, he built a further six amongst tropical gardens, each with a particular style. From the traditional fisherman huts to the hideaway treehouse, all are intimate hippie palaces full of



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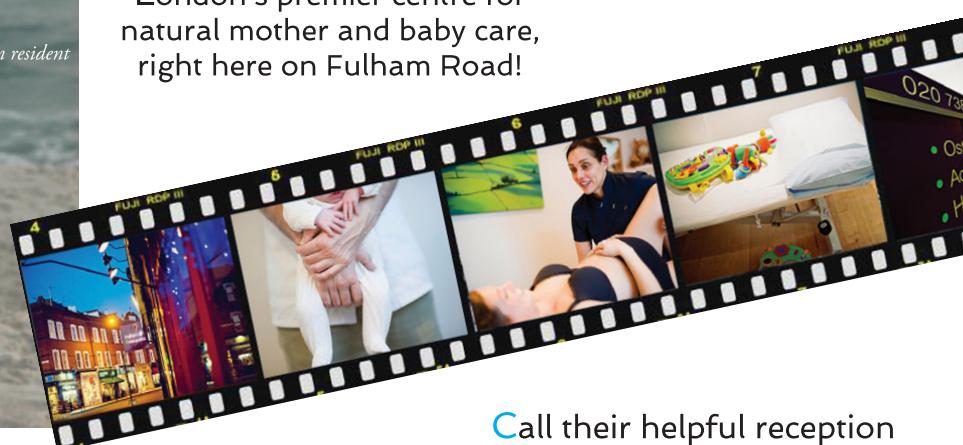
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*Jude
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China's schools are renowned for excellent mathematics results

THE NUMBERS GAME

Is the Chinese approach to mathematics a way of improving standards in the UK? One expert is not so sure

Words SUE LAIDLAW

Are you the parent of one of those children – often boys, it has to be said – who laps up numbers and maths problems and devours numeracy? Or do you have a child, of whom there are many, who has become a little overwhelmed by it and is struggling a little?

In recent times, there has been increasing interest and concern over the teaching of maths in England. The Department of Education have looked east to Shanghai and the Shanghai Municipal Education Commission who are considered to be the highest-performing region in maths in the world.

At the end of February, a cohort of outstanding Shanghai primary school teachers arrived in England to work alongside their English counterparts in various schools across the country. This followed a very successful visit by 29 Shanghai maths teachers last November. The Shanghai approach uses strategies such as aiming the teaching to the top level of the group through whole-class learning and following up with intervention, later that day, for those children that require more help to understand a mathematical concept.

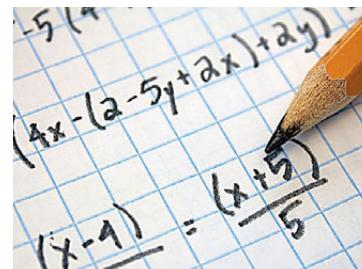
Traditional calculation methods and lots of practice in class and for homework are also used to embed understanding. Good quality textbooks are also used.

So, is this the answer to raising maths standards in our classrooms? As is usual with all things educational, there are mixed views amongst professionals. The schools that have worked with the visiting teachers appear to have found the input immensely helpful and have adopted much of the approach, reportedly seeing an early marked improvement in the results. However, there are also concerns that state intervention in the quality of textbooks is worrying. Whether publishers will be required to gain formal government approval for maths textbooks remains to be seen.

As an education professional and a parent, I would always hope that high

standards of teaching are developed and maintained and, working alongside those who are the best in their field, can only be a good thing in highlighting new

strategies and injecting enthusiasm. However, one questions whether a ‘one size fits all’ approach will automatically raise standards. It is also questionable whether there is really anything very new going on!



One questions whether a one size fits all approach will raise standards

Good teachers and common sense would dictate that plenty of practice of a new maths topic over a number of days will help a child assimilate it. Let’s hope that the

government initiatives and perceptive teachers not only bring forth successful results on paper, but also enthused children – whether that be by formal or traditional approaches.

Sue Laidlaw is Senior Partner at Laidlaw Education. For more information, call 020 8487 9517 or visit laidlaweducation.co.uk



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Thursday 11 June 9:30-11:30am

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www.stnicholasprep.co.uk



BASSETT HOUSE SCHOOL

Open Day
Saturday 9th May
10am – 12.30pm

Bassett House School is a long-established and successful IAPS co-educational prep school in Kensington for children aged 3 to 11. The school is non-selective at age three or four. Within a friendly but purposeful atmosphere, each child is encouraged to attain his or her personal best. Exam results have been excellent and the school is proud of its reputation established over many years.

In addition to regular weekly tours, the school is holding an Open Morning on Saturday 9th May when we shall be delighted to welcome prospective parents wishing to:

- See the school in action
- View the excellent facilities
- Meet the staff and pupils

You are assured of a very warm welcome. To register your interest either in visiting during the Open Morning or on one of the regular weekly tours, or for a scholarship for your child, please contact the school office on 020 8969 0313.

Details of scholarships to the school occasionally awarded by the independent charity House Schools Trust to gifted children, currently at a maintained school and aged 7 or over on 1 September in each year, are also available either from the school or at the website www.houseschooltrust.org



BASSETT HOUSE SCHOOL

60 Bassett Road, London W10 6JP
Tel 020 8969 0313 Fax 020 8960 9624
info@bassetths.org.uk www.bassetths.org.uk



WHEN IN ROME

On Wednesday XI.III.MMXV (we will let you work that one out), Class 3 at Broomwood Hall went back in time to the days of the Romans. The children learnt about the Latin roots of our language and solved arithmetic problems using Roman numerals. The day culminated in a feast that included 'hedgehogs' amongst other delicacies, and a quiz that tested what the children had learnt during the day.

29b Sudbroke Road SW12 8TQ; 020 8682 8830; broomwood.co.uk



World's her oyster

Serena Jennings from Fulham was one of just 42 students chosen to perform on stage at the world famous Shakespeare's Globe as part of the Sam Wanamaker Festival, the biggest celebration of young talent in the UK, which took place on 29 March. Serena, a third year student at the Royal Central School of Speech and Drama, joined student actors from the UK's 21 top drama schools, plus students from overseas too.

EDUCATION NEWS

The latest from schools around the area

Fruits of success

The 2015 Help a South African School competition has been launched, asking children in Years 1 through to 11 to learn about fruit farming and the difference it makes to the lives of families in South Africa, and to produce a collage of their learnings. There are two top prizes of £1,000 for winning schools in two school year categories to spend.

Schools can register at helpasouthafricanschool.com, with 8 May 2015 the closing date for entering a collage



MUSICAL PATHWAY

The world famous Abbey Road Studios have announced their first foray into education with the launch of Abbey Road Institute. This international initiative will offer a 12 month Advanced Diploma in Music Production and Sound Engineering aimed at students aged 18 and over in locations around the world. The curriculum offers a unique mix of theoretical and practical modules designed to equip students for their first step towards a professional audio engineering and production career. Find out more at abbeyroadinstitute.com

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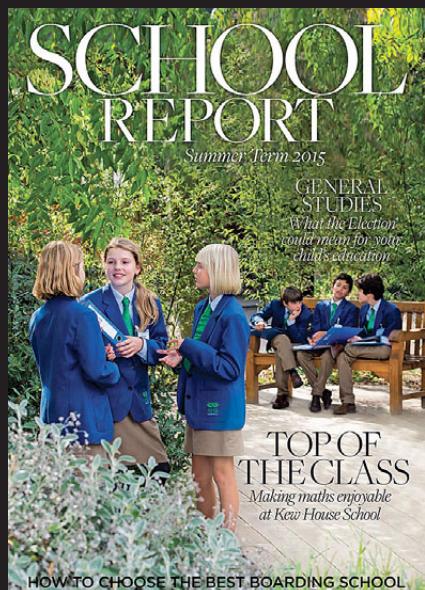
HIGH LIFE

Be wowed by this large drawing room with ornate ceiling plasterwork

This raised ground floor apartment in Holland Park offers grand proportions with natural light flooding in through the huge windows. The property was remodelled by renowned architects Michaelis Boyd – behind the luxury development at Battersea Power Station – and the accommodation comprises a bespoke Bulthaup fitted kitchen, large double bedroom with storage, bathroom and communal garden.

£1,850,000 Share of Freehold. Mountgrange Heritage, 020 7221 2277, mountgrangeheritage.co.uk

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104 My Dream Home – a one-bedroom Chelsea apartment with grand proportions

115 Hot trend – Caroline Hawking on the rise in corporate contacts seeking short-term rentals

134 My month – Susanna Odgers is looking forward to a post-election property market



Editor's pick: Situated in an award-winning Mayfair development on Davies Street, this superb three-bedroom lateral penthouse features a 37ft open-plan reception room and a 60ft terrace, along with underground parking and 24-hour porter: £15,750,000 (Knight Frank, 020 7499 1012)

With three years still to go before Crossrail's stations open, its effect is already being felt on the London property market – in part one of a two-part report, we look at how the western route is influencing our capital. We also report on the latest findings in the luxury lettings market and pick out five of our favourite bathrooms on the market.

Karen
Karen Tait, Property Editor



NEW



PROPERTY NEWS

Your update on London's homes & interiors

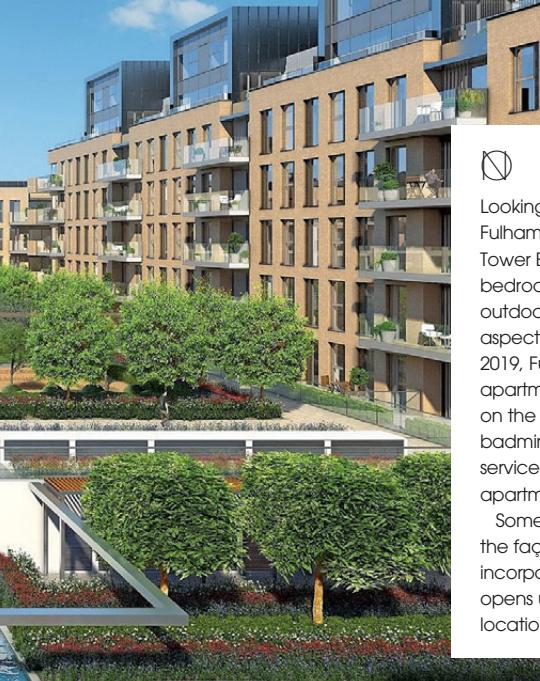
Clapham spotlight

With property prices in Clapham having risen by 20% in the last year, according to Rightmove, it's clear the area is something of a London hotspot. Two new developments are tapping into the area's popularity. On Kings Avenue, a boutique scheme built by Empyrean Property Developments offers a collection of nine homes, in a range of two and three bedroom apartments and houses, with access to communal grounds and parking space for each home, with prices from £499,950 to £895,000 (KFH, 020 8222 7200).

'New build schemes of this quality are few and far between in SW4,' comments Adrian Dyer, Land and New Homes Manager at KFH. 'The scheme is well located and the immediate area will soon benefit from the large-scale redevelopment taking place nearby.'



Meanwhile, The Yard in Clapham North will comprise 59 one-to three-bedroom shared ownership apartments, most with private outdoor space. Prices are from £149,100 based on a 40% share of a full market value of £372,750 (Notting Hill Home Ownership, 020 8357 4444). NHH Director Katie Bond comments: 'Clapham is becoming a homebuying hotspot south of the river, especially for the young professional wanting an equal work/life balance.'



N

R

E

Looking for a waterside home? The latest phase at Fulham Riverside has just been launched; Riverwalk and Tower East offer a selection of one, two and three-bedroom apartments and duplexes, all with private outdoor space with river views, and some with dual aspect views over the gardens. When complete in 2019, Fulham Riverside will deliver 401 homes, from apartments to townhouses, with a wealth of amenities on the doorstep including a proposed waterfront café, badminton court, fitness suite and 24-hour concierge service. Prices start from £685,000 for a one-bedroom apartment (Barrett London, 0844 811 4334).

Some of the area's heritage has been preserved in the façade of the old Kops Brewery, which has been incorporated into the scheme. The development also opens up one of the last undeveloped waterfront locations to the public by way of a riverside walk.



Homes above luxury boutiques are a lifestyle choice

RETAIL THERAPY

Changes in the way Londoners shop and a rise in new boutique mixed-use developments is transforming the supply, desirability and asset value of London homes located above shops, finds new research. Historically flats above shops were worth 10% less than regular adjacent homes, while those above fast food shops and noisy pubs were worth 20% less than adjacent homes.

New developments are now providing hundreds of smart new homes across London's West End, including apartments built above luxury boutiques, signature restaurants and chic cafés. This new generation of flats above shops can sell at a 10% price premium compared to regular adjacent homes, while those

Homes above famous brands can command up to 100% premium

above famous brands such as Armani, Chanel or Gucci can command a price premium as high as 100%.

Peter Wetherell of Wetherell, the agency behind the research, commented: 'Historically there has been a premium

for living in an entirely residential building. There was also a stigma attached to living above a shop, often due to worries about noise, cooking smells and their connections to shopkeepers rather than affluent Londoners. Now however, a new generation of boutique developments are being built across the West End which offer homes located above luxury brands. It is a lifestyle offering and something desirable and chic, hence the transformation in values.'

70RK

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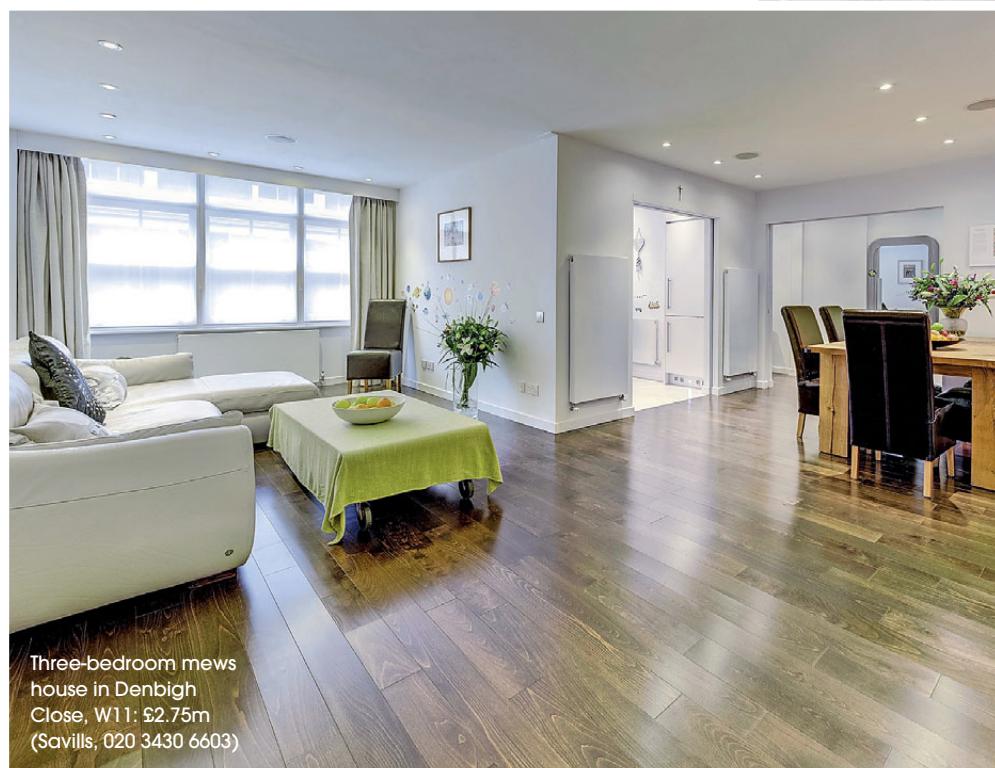
With the run-up to an election creating an uncertain market, buyers can discover a short window of opportunity

Words KAREN TAIT

With every news programme containing at least one item on the competing parties' election promises at the moment, there can be no missing the fact that the General Election is almost upon us. In under two months we'll know which party has come out on top, but in the meantime the climate of uncertainty continues, creating a cautious property market. But rather than sitting back and waiting to see what happens, the run-up to an election can actually be the perfect time to buy.

'There is often a small window of opportunity before an election for dedicated buyers,' explains Oliver Lurot of Savills Notting Hill branch. 'Some will postpone their purchase; vendors whose properties have been on the market for some time are aware of this, and may be worried about how the market will sit after the election. This may encourage flexibility, and could be the ideal time for focused buyers and sellers to come to an agreement.'

'Now could be an opportune time to buy for those taking a long-term view,' agrees Richard Barber of W.A.Ellis. 'With many would-be buyers adopting a 'wait and see' approach, there is currently less competition in the market, whilst there is still a good choice of properties available. With investors remaining cautious in the run-up to the election, it could be a good chance for buyers to negotiate a better deal as vendors are keen to sell before any



changes are implemented.'

Furthermore, Chloe Leefe of Mountgrange Heritage points out that there is also 'less chance of gazumping as there are fewer buyers competing for properties. Good mortgage rates seem to be cropping up everywhere at the moment, perhaps in anticipation of the market going quiet for a few months. So if you're serious about buying, now is a great time to snap up the property you want with a great mortgage rate. Those

who swim against the tide often end up in a superior position!'

Alex Thompson of Winkworth's Notting Hill office looks back at previous elections to find a pattern: 'While sales levels slow prior to an election, they also rally quickly once the political environment becomes settled again. Since 1997, in prime central London, the number of transactions within the three months after polling day were between 10.5% and 20.7% higher



5

REASONS TO BUY IN THE RUN-UP TO THE ELECTION

1

Less competition as many buyers adopt a wait-and-see attitude

2

In an uncertain market, sellers are open to negotiation, including developers

3

With reduced competition, there's also less chance of being gazumped

4

For investors, softening prices increase rental yields

5

Prices tend to increase quite quickly after an election



than in the three months leading up to the election.

‘While there is some market seasonality affecting these increases, when compared with the same period in years when a general election didn’t take place, a stronger growth in transactions in election years is clearly evident. The number of properties sold in the three months following a general election have been between 4 and 12.2 percentage points higher than increases experienced in non-election years.’

Of course, it’s not just the election that is having a dampening effect on prices, the euro’s fall against sterling and the decline in oil prices have also meant that there has been a switch from a sellers’ to a buyers’ market in London.

‘Anyone can buy well in a rising market, safe in the knowledge that the capital values will increase in line with general market uplift,’ comments Sophie Roberts of Banda Property. ‘In a static market, however, the househunter needs to think critically about where they can

10.5% - 20.7%

the amount transactions rose by in the three months following an election compared to the three months before

add value. I would advise anyone thinking about buying a property not to be deterred. In fact, now could be the ideal time to make the move. The market is not as competitive, and vendors are more willing to sell their property under asking price, a concept rarely seen last year. It is worth being ambitious and suggesting lower offers as the market is currently open and flexible.’

Camilla Dell of Black Brick adds that vendors are also nervous about the prospect of further tax changes affecting high-end property after the election. ‘For investors, at 2% to 4%, dependent on

location, overall yields in London property remain low by historic standards,’ she says, ‘but the recent softening in PCL property prices (Knight Frank’s PCL Index fell for a third consecutive month in January, albeit only marginally, and, at 4.6%, the annual pace of growth at the end of January was the lowest for five years), it at least provides a small fillip to potential investors in rental yield terms. Once the election is over, and if the outcome is a clear result, any window of opportunity would close quite quickly as confidence returns.’

Despite the prime central London market levelling out of late, Will Clark of Sellmyhome.co.uk believes there are always motivated sellers, ‘thanks to the four ‘Ds’ – death, divorce, debt and downsizing. At the same time, political and economic uncertainty in Europe and elsewhere is increasing, which usually brings buyers to the UK – and they won’t be deterred by the UK elections. It would be a shame to miss a dream home by being overcautious.’

5 of the best... BATHROOMS

The perfect place to unwind after a busy day, the bathroom can also be a place of stylish design and luxe living



THAMES VIEW

Kings Quay, SW10, £9,950,000

This 300 sq ft bathroom offers sleek modern design and spectacular views of the River Thames. Located in an immaculate newly-built penthouse, the apartment has four bedroom suites, a large open plan reception area, terrace, underground parking and porter.

Carter Jonas, 020 7584 7020



LUXURY LIVING

Cope Place, W8, £6,500,000

With a jet-powered bath and mosaic tiles, this luxury bathroom creates a relaxing space in this four-bedroom penthouse set over two floors. It comes with access to the roof terrace, a Lutron lighting system, and two underground parking spaces.

Rokstone, 020 7580 2030

TRANQUIL SPACE

Courtfield Gardens, SW5, £2,350,000

With its spa-like atmosphere, this master bathroom is a true haven. Situated inside the Victorian building of Courtfield Gardens, the two-bedroom apartment is arranged over the ground and lower ground levels, and features an open plan reception room and extra bathroom.

Strutt and Parker, 020 3582 5781



STYLISH SUITE

Cubitt Lodge, SW1, £6,490,000

This bright and modern bathroom features a freestanding bath and separate shower room. The Belgravia property was built in 1847 by Thomas Cubitt. It recently underwent a rebuild and has been restored to perfection, whilst still maintaining its original features.

Knight Frank, 020 7881 7722

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CHARMING HAVEN

Cadogan Square, SW1X £8,700,000

This spacious en-suite bathroom has beautifully designed wall art and open space to unwind. The property also has three/four bedrooms, a large kitchen with adjoining dining room, and a formal reception room with plenty of natural light.

Savills, 020 7730 0822

Cadogan Gardens, Knightsbridge, SW3

£3,750,000 Share of Freehold



A beautifully designed and well balanced apartment extending to 1,209 sq ft, comprising of two bedrooms and a stunning reception room.

1,209 sq ft (112.3 sq m) | EPC Rating C

Large entrance hall | Reception/dining room | Kitchen | Master bedroom with en suite bathroom | Second double bedroom with en suite shower room | Resident porter | Access to communal gardens by separate arrangement

Chelsea 020 7225 3866

chelsea@struttandparker.com



Bathurst Street, Notting Hill, W2**£3,975,000 Leasehold**

An exceptional and beautifully presented three bedroom lateral flat on the first floor (with lift access) of this charming Grade II listed stucco fronted building.

1,679 sq ft (156 sq m) | EPC Rating D
Entrance hall | Drawing room | Kitchen/breakfast room | Three bedrooms | Two bathrooms | Shower room | Cloakroom | Balcony | Roof terrace | Access to communal gardens

Notting Hill 020 7221 1111
nottinghill@struttandparker.com



Phillimore Walk, Kensington, W8

£2,150,000 Freehold



An attractive and well-presented three bedroom mews house over three floors only with the benefit of a garage.

1,436 sq ft (133.4 sq m) | EPC Rating D
Entrance hall | Drawing room | Kitchen | Master bedroom with en suite bathroom | Two further bedrooms | Further bathroom | Shower room | Garage

Kensington 020 7938 3666

kensington@struttandparker.com

JSA: Winkworth 0207 727 1500



Drayton Gardens, Chelsea, SW10**£5,950,000 Freehold**

This substantial six bedroom Grade II Listed house offers traditional living with a period feel throughout.

3,356 sq ft (311.8 sq m)
Entrance hall | Four reception rooms | Kitchen/breakfast room | Six bedrooms | Five bathrooms | Two cloakrooms | Kitchenette | Utility | Front patio garden | 52' rear garden

Chelsea SW10 020 7373 1010

westchelsea@struttandparker.com

JSA: Russell Simpson 020 7225 0277





Ebury Street, Belgravia SW1

GUIDE PRICE: £6,450,000
FREEHOLD

A classic five-bedroom, white stucco-fronted townhouse in the heart of Belgravia, with a spacious kitchen/breakfast room and dining room, and terrace on the ground floor.

 **Knight
Frank**

Knight Frank Belgravia
020 7881 7722
knightfrank.co.uk/belgravia



TOM SMITH KNIGHT FRANK LETTINGS

Rental rises are a result of the slower sales market

Rental values in prime central London rose by 0.2% for the third consecutive month in March, pushing annual growth to 4%, the highest rate in more than three years. It would appear the idea of renting out your property is once again back in fashion thanks to the cooling off of the prime central London sales market. This is just one of the reasons that our Knight Frank Belgravia lettings office has just posted record figures finishing the fiscal year 35% up on 2013/2014.

For the last few years or so property owners have thought better of making their properties available to rent, with rental yields not being overly attractive and sales values healthily climbing. Although yields are only gradually on the rise (they are however at their



Ebury Square SW1 £3,395 per week

An immaculate two-bedroom, 1,765 sq ft apartment in this exclusive new development in Ebury Square. It comes with a master bedroom with en suite bathroom and dressing room, further double bedroom with en suite shower room, reception room, kitchen, utility room, guest cloakroom and two balconies. Available furnished.

highest level for 17 months rising to 2.94%) the political uncertainty surrounding the sales market, combined with stronger corporate demand, has meant that activity has moved from sales

to the rental market as buyers and sellers await the outcome of May's general election.

Knight Frank Belgravia lettings, 020 7881 7730



STUART BAILEY KNIGHT FRANK SALES

Many buyers are frustrated by the lack of available properties

The spring market is due, though the general election is an obvious cause of some hesitancy. Nonetheless there are some particularly focused buyers in the market who would rather not wait. The frustration for buyers is the lack of available property for sale and that a significant number of sellers have gone on to become landlords, banking hopes of improved capital growth for one to two years down the line.

Needless to say, this bottleneck and shortage of supply is creating an opportunity in itself for sellers to achieve a decent price. We expect the next six months to show stability in pricing, though this could soften if there is a release of the floodgates post-election with, one hopes, a certain amount of



Belgrave Mews South SW1 £17,000,000

A luxurious, recently refurbished, double-fronted house. This wide and low built home provides flexible living and entertaining space over just four floors, with five bedrooms, five bathrooms and three reception rooms.

uncertainty removed. There are always distractions and reasons to delay marketing your property for sale, but good, genuine buyers exist who will pay a strong price for the right property.

Knight Frank Belgravia sales, 020 7881 7722



Ovington Square, Knightsbridge SW3

Two bedroom flat with garden views

A bright first floor flat in the heart of Knightsbridge. 2 double bedrooms, family bathroom, west facing reception room, kitchen, entrance hall, balcony, lift, access to communal gardens. EPC: C. Approximately 70 sq m (750 sq ft).

Share of freehold

KnightFrank.co.uk/knightsbridge
knightbridge@knightfrank.com
020 3641 5928

Guide price: £1,495,000

KnightFrank.co.uk/SLA140320



The Old Dance School, Chelsea SW3

Stunning first floor apartment

A former dance studio which has been refurbished into a beautiful first floor flat with high ceilings throughout. Master bedroom with dressing area and twin en suite bathrooms, guest suite, 40 ft drawing room with 5 south facing windows, kitchen, air conditioning, basement storeroom. EPC: D. Approximately 172 sq m (1,860 sq ft).

Leasehold: approximately 107 years remaining

KnightFrank.co.uk/knightsbridge
knightbridge@knightfrank.com
020 3641 5928

Guide price: £4,250,000

KnightFrank.co.uk/SLA140431



Old Church Street, Chelsea SW3

Three bedroom house with fantastic roof terrace for sale in Chelsea

A truly special house in this most historic part of Chelsea. The house is well arranged over only four floors offering fantastic entertaining space including a full roof terrace covering the top floor of the house. 3 bedrooms, 2 bathrooms, 2 reception rooms, roof terrace, private parking. EPC: E. Approximately 170 sq m (1,837 sq ft).

Freehold

KnightFrank.co.uk/chelsea
chelsea@knightfrank.com
020 3641 5901

Guide price: £3,850,000

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- * 2 Bedroom Suites
- * 3 Further Bedrooms
- * Shower Room
- * Roof Terrace
- * Decked Patio Garden

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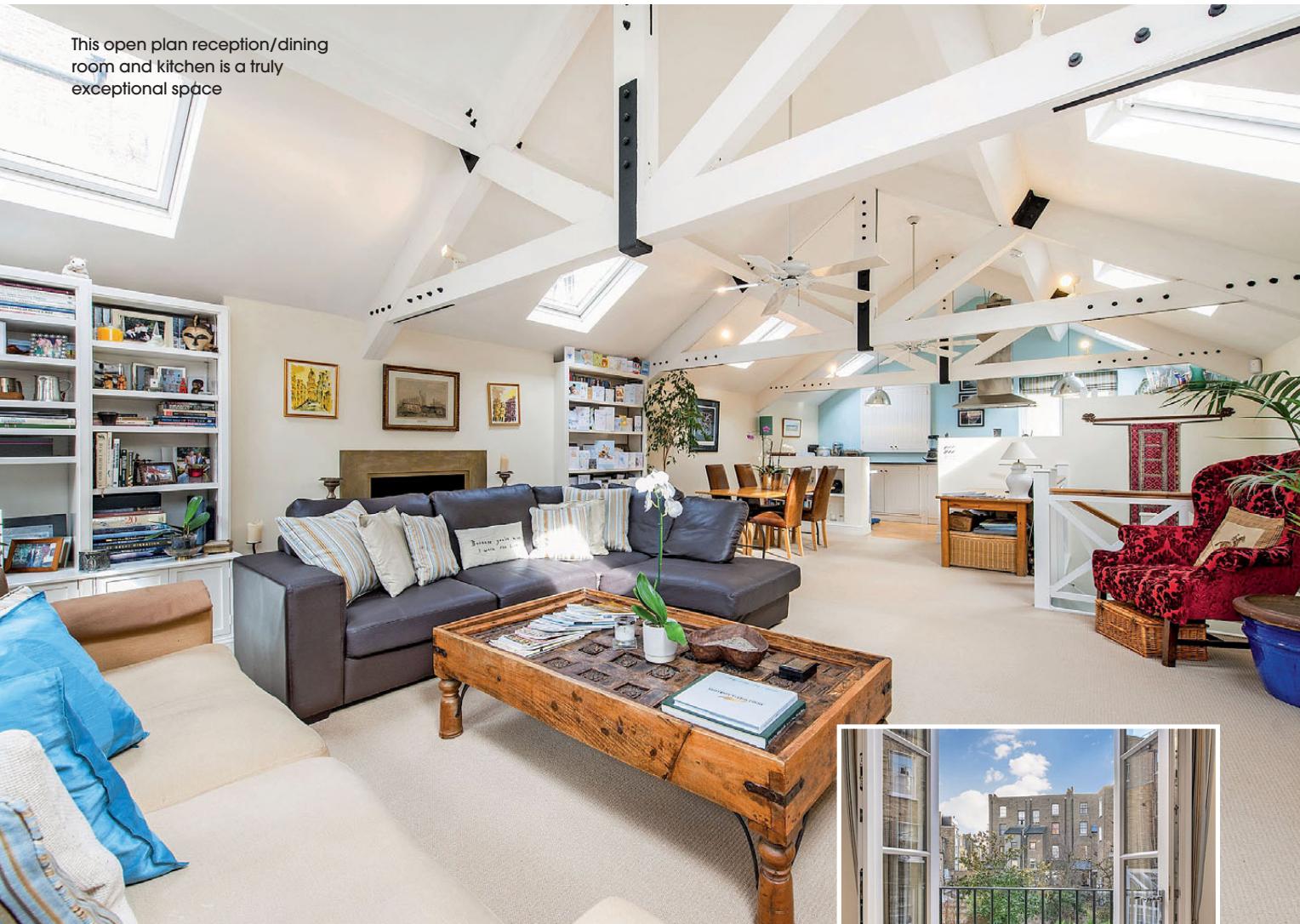
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10 GLOUCESTER ROAD, LONDON, SW7 4RB

MY DREAM HOME

A spacious ground and first-floor property in Chelsea, which offers superb living space



This open plan reception/dining room and kitchen is a truly exceptional space



REDCLIFFE GARDENS SW10



**James Boulton-Lea,
Strutt and Parker**

Why it is a great buy

The property offers exceptional entertaining space, lots of light and is positioned entirely to the rear of the building with peaceful views over the nearby gardens.

The wow factor

The voluminous proportions of the living space

and its unique features, such as vaulted ceilings and original beams, offer an impressive space, rare to this part of Chelsea.

Who it would suit

The property has made the perfect London home for our clients providing both generous living and accommodation space comprising two double bedrooms, two bathrooms (the master has an en suite) and plenty of built-in storage. The property would suit a variety of buyers; namely young professionals, couples or sharers.

My favourite room

At approximately 650 sq ft, the spacious reception/dining room and open-plan kitchen exude an abundance of light throughout.

Why you should buy it

The property's unique features and generous proportions make it a rare to market opportunity to acquire this peaceful haven in our busy capital.

james.boulton-lea@struttandparker.com

Nevern Place, SW5

£1,350,000

This beautiful split level, two bedroom apartment benefits from a private balcony and is located on a popular street in Earls Court



- Two bedrooms
- Two bathrooms
- Grand reception room
- Separate kitchen
- Private balcony
- Energy rating d

chard.co.uk

Chard

Earls Court Square, SW5

£1,250,000

A beautiful two double bedroom, two bathroom raised ground floor apartment in Earls Court



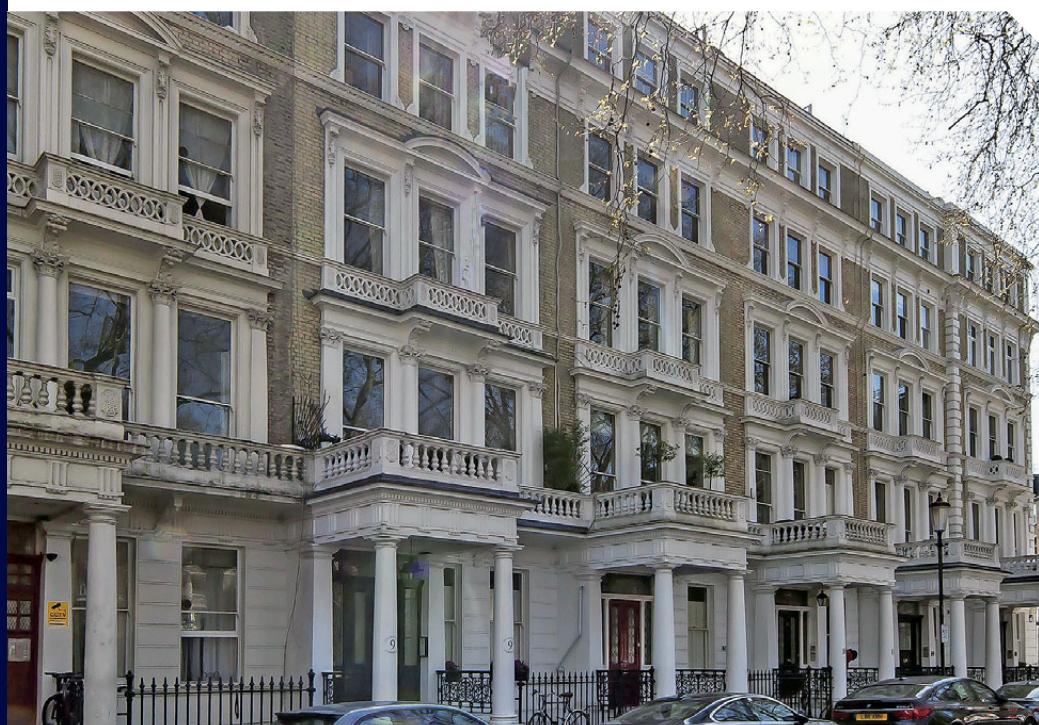
- Two bedrooms
- Two bathrooms
- Raised ground floor
- Private garden
- Sought after location
- Energy rating d

South Kensington & Chelsea sales
020 7373 8883

Courtfield Gardens, SW5

£1,250,000

A two bedroom, top floor apartment with views over communal gardens in South Kensington



- Two bedrooms
- Large reception room
- Top floor
- Access to communal gardens
- Roof terrace
- Energy rating e

South Kensington & Chelsea sales
020 7373 8883

Eaton Place, SW1X

A wonderful two double bedroom, apartment situated in the desirable Eaton Place



£2,600,000

- Two bedrooms
- First floor
- Balcony and roof terrace
- Large reception room
- Separate kitchen
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

Dawes Road, SW6

A new two bedroom, two bathroom duplex apartment in the heart of Fulham



£775,000

- Two bedrooms
- Two bathrooms
- Newly built
- Finished to a high standard
- Duplex
- Energy rating e

Fulham sales 020 7731 5115

Rosary Gardens, SW7

A beautifully presented two bedroom apartment located in South Kensington



£999,950

- Two bedrooms
- Two bathrooms
- Separate kitchen
- Private entrance
- Access to communal gardens
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

De Morgan Road, SW6

A four bedroom, three bathroom family home with a private garden



£1,395,000

- Four bedrooms
- Three bathrooms
- Private garden
- Good decorative order
- Desirable family location
- Energy rating e

Fulham sales 020 7731 5115

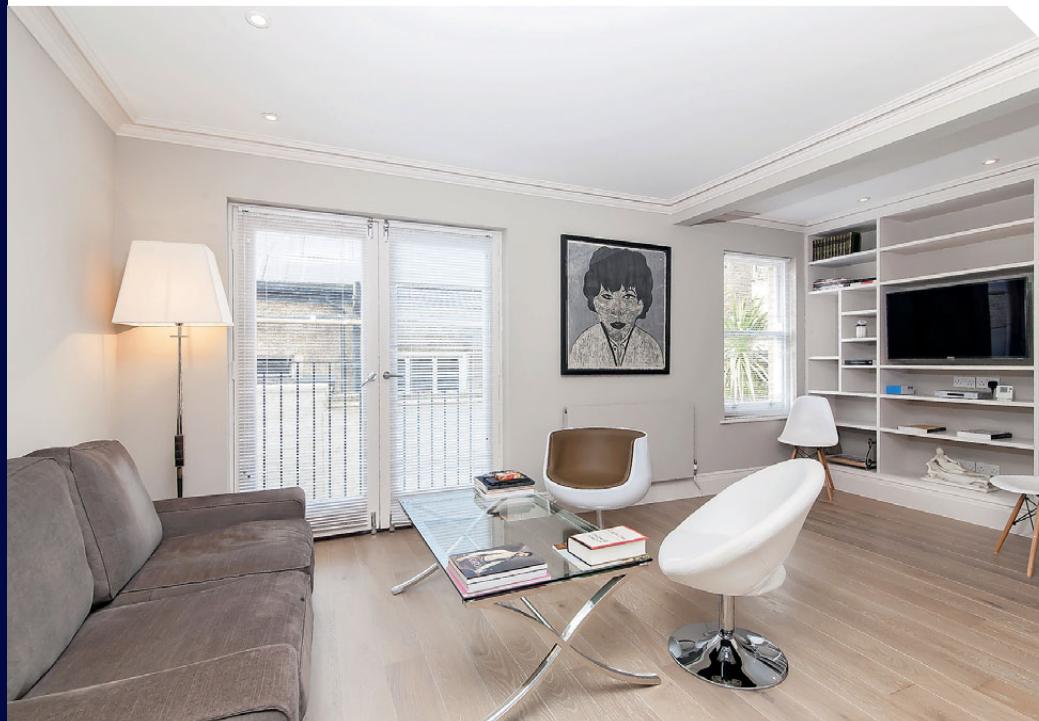
chard.co.uk

Chard

Hollywood Road, SW10

A recently refurbished three bedroom house located within a private gated development

£1,800 p/w



- Three bedrooms
- Two bathrooms
- Wood floors
- Separate kitchen
- Private terraces
- Private parking space

South Kensington & Chelsea lettings
020 7244 7711

Earls Court Square, SW5

This contemporary one bedroom apartment benefits from a private roof terrace

£695 p/w



- First floor
- Wood floors and high ceilings
- Two private terraces
- Separate mezzanine area
- Open plan kitchen
- Earls Court underground

South Kensington & Chelsea lettings
020 7244 7711

Fernhurst Road, SW6

A contemporary six bedroom family house situated in the heart of Parsons Green



£1,750 p/w

- Six double bedrooms
- Reception room
- Four bathrooms
- Private garden
- Parsons Green underground
- Energy rating d

Fulham lettings 020 7384 1400

Rylston Road, SW6

A contemporary two double bedroom, apartment with underground parking



£525 p/w

- Two double bedrooms
- Two bathrooms
- Modern open plan kitchen
- Underground parking
- Parsons Green underground
- Energy rating e

Fulham lettings 020 7384 1400

Sedlescombe Road, SW6

A modern two double bedroom, two bathroom duplex apartment



£575 p/w

- Two double bedrooms
- Two bathrooms
- Open plan kitchen
- Ultra modern
- West Brompton underground
- Energy rating b

Fulham lettings 020 7384 1400

Cambria Street, SW6

This recently refurbished two double bedroom house benefits from a private patio



£525 p/w

- Two double bedrooms
- Two bathrooms
- Private patio
- One parking space
- Fulham Broadway underground
- Energy rating c

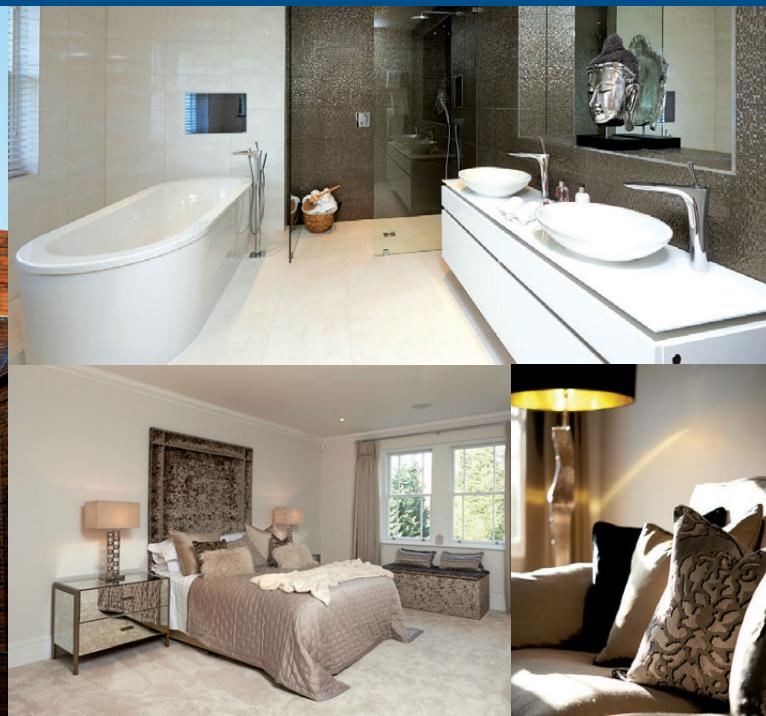
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Images include computer generated images of the homes at Pemberton Road as well as a photograph of a previous Langham Homes property.



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Studdridge Street, SW6 £2,850,000 Freehold

A beautiful family home in the ever popular Peterborough Estate. This 'Lion' house has excellent living accommodation on the ground and lower ground floors, with a lovely kitchen/breakfast room leading on to a 50' south facing garden, and 5 bedrooms and 3 bathrooms on the upper floors. **EPC:D**



Britannia Road, SW6 £2,500,000 Freehold

An exceptionally beautiful period home, arranged over four floors and offering accommodation that is both elegant and flexible. The house is in attractive decorative order throughout, with a gorgeous kitchen breakfast room opening out on to a private west facing garden. **EPC:E**

Hamptons Fulham

Sales. 020 7384 1001 | fulham@hamptons-int.com





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INTERNATIONAL

LET



Melbury Road, W14 £6,950 per week* Furnished

Hamptons International has recently secured a long LET on Melbury House, a unique double fronted five bedroom property with elegant proportions and a fantastic 100 ft (30m) frontage located moments from the open spaces of Holland Park. (4,951 sq ft/ 460 sq m) **EPC:E**



Alma Terrace, W8 £5,000 per week* Unfurnished

A stunning newly refurbished six bedroom house located on a sought after tree lined street in Kensington. Offering a beautiful private garden, roof terrace and excellent entertaining space. (3,258 sq ft/ 302 sq m) **EPC:E**

Hamptons Kensington

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Westminster Gardens SW1P £920 per week* Furnished/Unfurnished

Exceptionally spacious (1400 square feet) three bedroom apartment with bright and spacious rooms situated in a historic art deco block in Westminster with 24 hour security. **EPC:C**



Ashley Gardens SW1P £1,800 per week* Unfurnished

Fabulous four bedroom apartment perfect for entertaining with ample reception space and a leafy outlook. Situated moments from the transport & amenities of Victoria. **EPC:C**

Hamptons Pimlico & Westminster

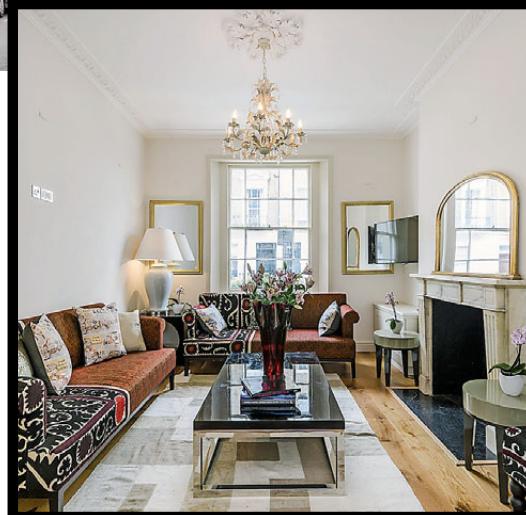
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Tenant Charges Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges



There is huge investment taking place in the Victoria area at present



SHORT TERM RENTALS

Demand from corporate contacts is growing, says Hampton International's Caroline Hawking

In recent years, there has been an increasingly noticeable trend for accommodation that is neither a hotel nor a serviced apartment – rather a convenient home from home for anywhere between six weeks and six months. As we approach the busiest time of year, short lets are an attractive option for individuals who have a little used pied-à-terre that they are reluctant to part with, sellers with vacant properties and buy-to-let investors. For landlords, short lets give flexibility and a higher rental – approximately 40% more than the typical long-let value.

While there is no set type of tenant for short-let properties, the most attractive tenants come from our corporate contacts. Law firms, consulting companies and, increasingly, a large number of tech companies look to us to find their employees short-term accommodation. These companies often have employees seconded to their London offices for two, three and four

month stints for specific projects, or on employee exchange programmes. Their preference is increasingly for short lets as opposed to expensive and impersonal serviced apartments.

In recent weeks, we have also seen tenants looking for properties close to hospitals as they are here for medical care, and as the families of international students. Major London and UK events have also historically driven requirements – and the forthcoming Rugby World Cup is likely to generate pockets of demand for those connected to the tournament.

The local regeneration of Victoria by Land Securities with 2.2 million sq ft of office, residential and retail space is changing the physical and rental landscape in the area. The area has always been convenient for visiting Europeans because of the fast link to

Gatwick airport from the station and its close proximity to Buckingham Palace and the West End. But with large global businesses choosing to relocate and base themselves in the area, it's anticipated that demand for short-term rentals will continue to grow.

The most common and attractive demand comes from our corporate clients

We are seeing a demand for all sizes and specifications of properties varying from compact and bijou studio apartments to four and five bedroom

family homes that are needed for top executives arriving with their families. Many short-let tenants come from overseas and will often go straight from the airport to the property so it's important expectations are clearly defined and managed ahead of time.

Caroline Hawking, Director, Hamptons International; 020 7834 7316; hamptons.co.uk

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Warwick Court, WC1
Prices from £650,000



Great Newport Street, WC2
Prices from £950,000



The Pathé Building, W1
Prices from £1,175,000



Maddox Street, W1
Prices from £1,300,000



Hop House, WC2
Prices from £1,495,000



Hollen Street, W1
Prices from £1,500,000



Duck Lane, W1
Prices from £1,775,000



Buckingham Street, WC2
Prices from £2,200,000



Soho Square, W1
Prices from £2,250,000

To find out more about some of London's best developments from the West End's market leading agent visit cbre.co.uk/londonhomes or call 020 7420 3050

Prices correct at time of going to print. Images are computer generated except for Buckingham Street, Duck Lane and Soho Square.



Logan Mews, W8 £3,495,000 Freehold

Located on a private, cobbled mews moments from 'Stratford Village' this low-built freehold house boasts charm and style. The property offers a high quality finish throughout, generous entertaining space, wonderful natural light and a large roof terrace perfect for al-fresco entertaining. Logan Mews' setting is both tranquil and convenient and is perfectly nestled amongst Art Deco mansion blocks and beautiful Kensington Houses, one of which was owned by Freddie Mercury. EPC=D. Reception room, dining room, eat-in kitchen, master suite, three further bedrooms, bathroom, shower room, utility room, roof terrace, private parking. **Sole Agents**

020 7937 9976 harriet@mountgrangeheritage.co.uk

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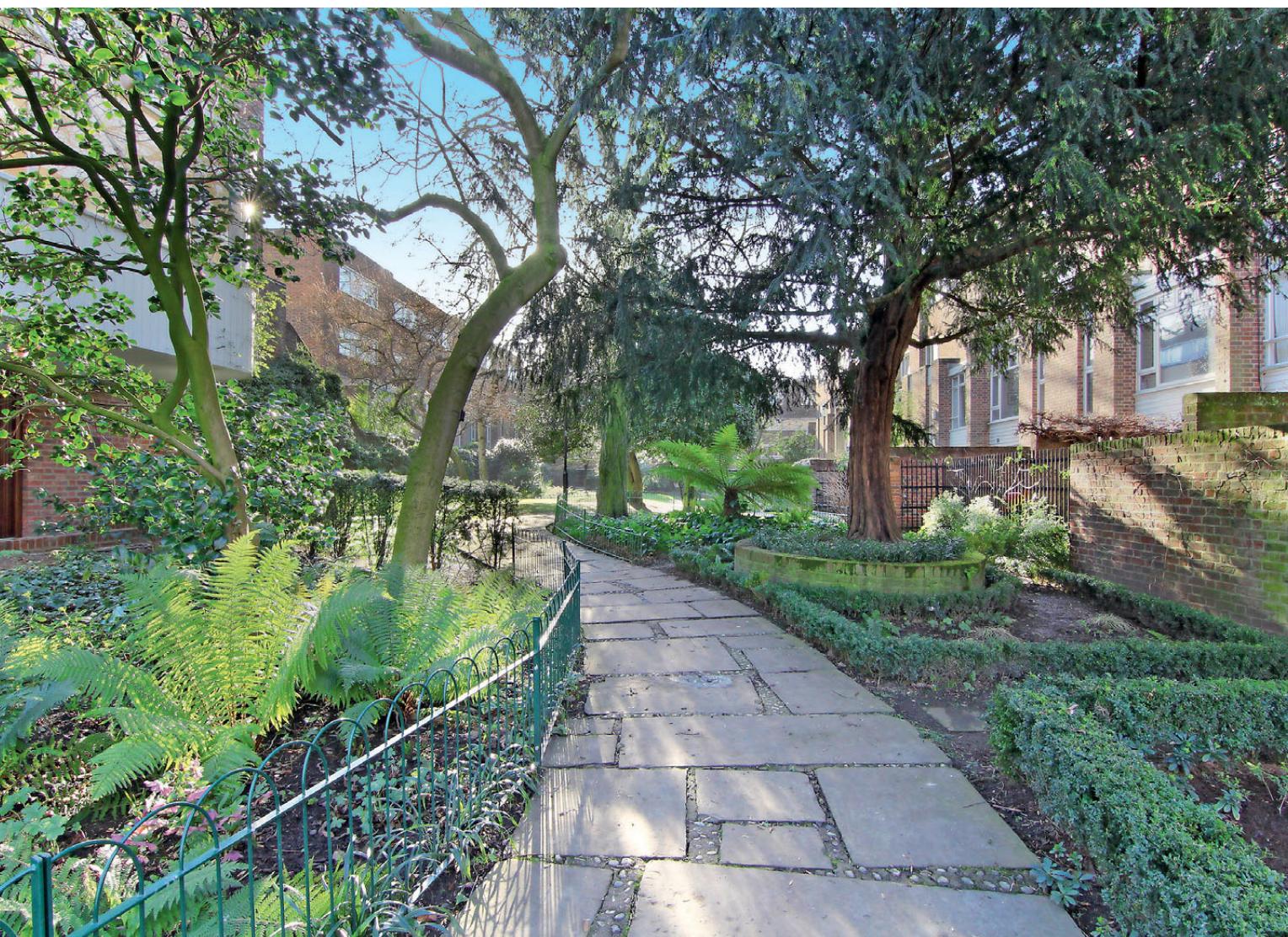
Sheffield Terrace, W8 £1,300,000 Leasehold

A wonderful top floor apartment with direct access to a large undemised roof terrace. The property which enjoys excellent natural light and far reaching views across London provides two bedrooms, reception room with open-plan kitchen, family bathroom, a shared storage room on the half landing and access to fabulous private communal gardens. Sheffield Terrace is an elegant and quiet street in the heart of Kensington, just a few minutes from Kensington High Street and Notting Hill Gate. EPC=E. Reception, open plan kitchen, two bedrooms, bathroom, terrace and communal gardens.

Sole Agents

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Woodsford Square, W14 £2,950,000 Freehold

A spacious family house which offers an excellent range of accommodation and enjoys tranquil leafy views over beautifully maintained communal gardens. The house has been impeccably maintained but now offers the incoming purchaser the opportunity to modernise to their personal taste. Woodsford Square was built between 1968 and 1974 and is located off Addison Road, there are private security patrols and a lovely sense of seclusion whilst being very centrally located. EPC=D. Two reception rooms, kitchen, five bedrooms, two bathrooms, utility room, off-street parking, integral garage, patio garden and use of the communal gardens. **Sole Agents**

020 7221 2277 gabriella@mountgrangeheritage.co.uk

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Hillgate Place, W8 £1,575 per week Fees Apply

A bright and spacious corner house in the popular Hillgate Village which benefits from wonderful entertaining space and wooden floors throughout. The house is moments from the tube station, bars, restaurants and shops on Notting Hill Gate and Westbourne Grove and High Street Kensington are only a short walk. EPC=D. Reception room, kitchen/dining room, four bedrooms and two bathrooms. Unfurnished.

020 7221 2277 petra@mountgrangeheritage.co.uk



Sloane Gardens, SW1 £775 per week Fees Apply

Truly beautiful flat on the second floor of this exceptional period property on a quiet Chelsea street just moments from Sloane Square and the Kings Road. EPC=D. Reception room, kitchen, two bedrooms and two bathrooms. Furnished. **Sole Agents**

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Elvaston Place, SW7 £1,400 per week Fees Apply

Architecturally designed fourth floor flat with lift on this beautiful street in South Kensington just a short walk from Kensington Gardens and all the shops and restaurants on Gloucester Road. EPC=C. Reception room, kitchen, two bedrooms, two bathrooms and lift. Furnished.

020 7221 2277 neha@mountgrangeheritage.co.uk

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The Tuareg or Kel Tamasheq and a history of the Sahara

curated by Henrietta Butler (*former Guardian photographer*)

The Pavilion, The Royal Geographical Society, 1 Kensington Gore, London SW7
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Closed: Friday 5th June from 12pm and all day Sunday 7th June

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“A fascinating, timely and important show, to my knowledge the first major exhibition on the Tuareg in the UK” Robin Hanbury-Tenison (doyen of British explorers and co-founder Survival International)

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Hortensia Road, SW10

A first floor apartment (with lift) in the newly completed Milliner House.

Reception/kitchen/dining room, 2 double bedrooms (1 en suite), shower room; porter, parking. EPC rating C

£1,375,000 Leasehold

TR60037

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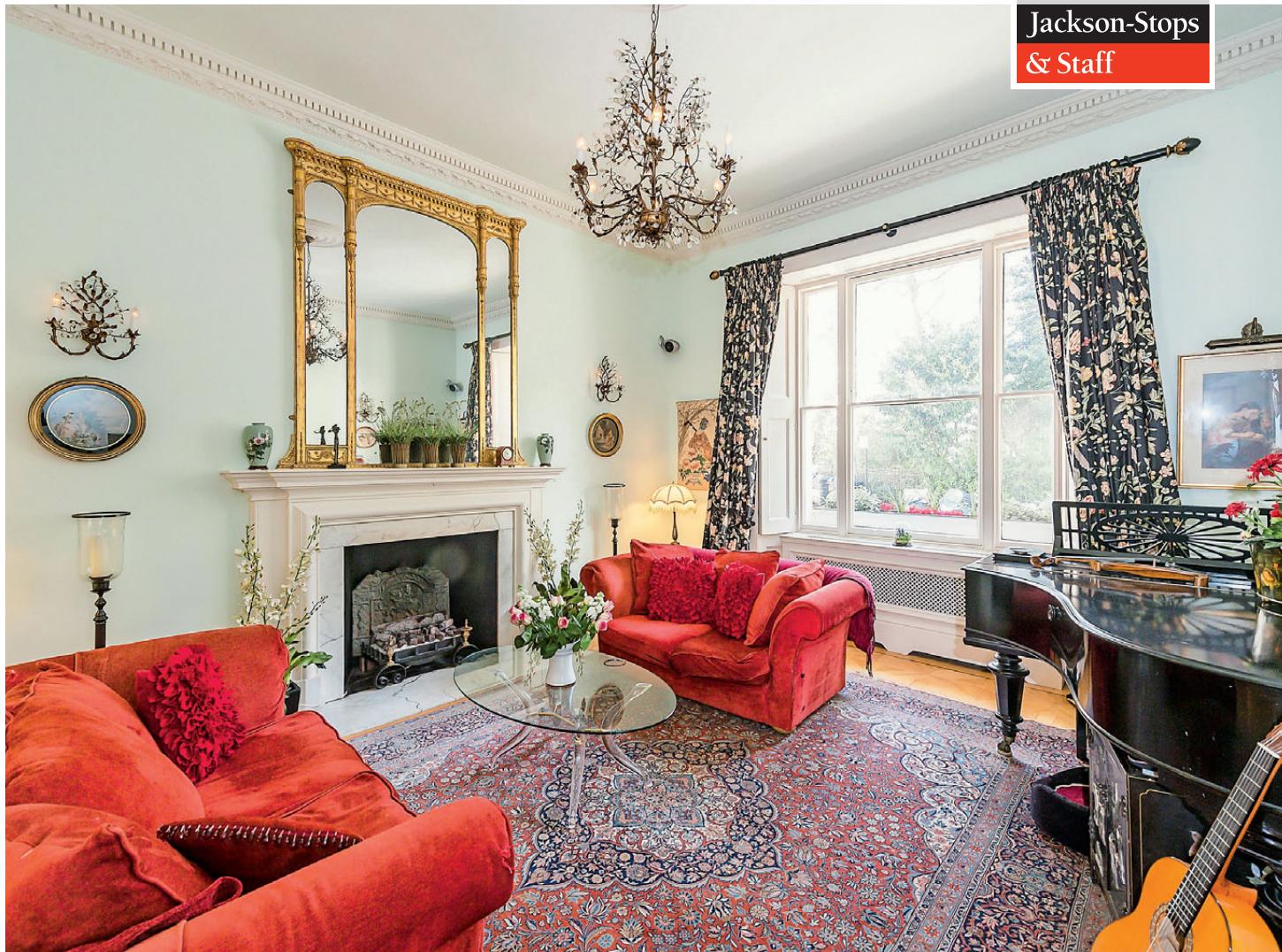
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& Staff



Warwick Square, SW1V

Measuring in excess of 2,500 sq ft, with access to the private gardens of Warwick Square.
2-3 reception rooms, kitchen, 3-4 bedrooms, 3 bathrooms; balcony.

£3,490,000 Share of Freehold [TR60555](#)

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Ennismore Gardens, SW7

A first floor apartment located just south of Hyde Park and between Knightsbridge and South Kensington stations.

Reception room, galley kitchen, bedroom, en suite bathroom; balcony. Available now. Furnished. EPC rating D
£750 per week (fees apply)

Chelsea 020 7581 8431

[TR60568](#)



Warwick Square, SW1V

A split level flat in a corner building, with access to Warwick Square gardens.

Reception room, kitchen, 3 bedrooms, 2 bathrooms. Available now. Unfurnished. EPC rating C
£785 per week (fees apply)

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[TR53384](#)

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/di'skri:t/
adjective

The quality of behaving or speaking in such a way as to avoid revealing confidential information.

Most of the time we employ the widest range of bespoke, innovative marketing strategies available to achieve success for our clients. However, for the times when this isn't appropriate for them, we are also trusted to market properties discreetly to the many registered applicants we have looking to buy or rent property.

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Saint Raphael, South of France

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€1,690,000

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Parsons Green Lane, SW6

A fantastic opportunity to purchase a unique purpose built freehold house. The property would make an ideal first home, pied-a-terre, rental investment, would suit someone wishing to downsize and remain in the area, or would be an investment for future development potential. EPC D

Two Double Bedrooms, Bathroom, Reception Room, Kitchen, Garden

£850,000

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Chipstead Street, SW6

A stunning seven bedroom house on this wonderful tree lined street on the popular Peterborough Estate in the heart of Parsons Green. EPC C

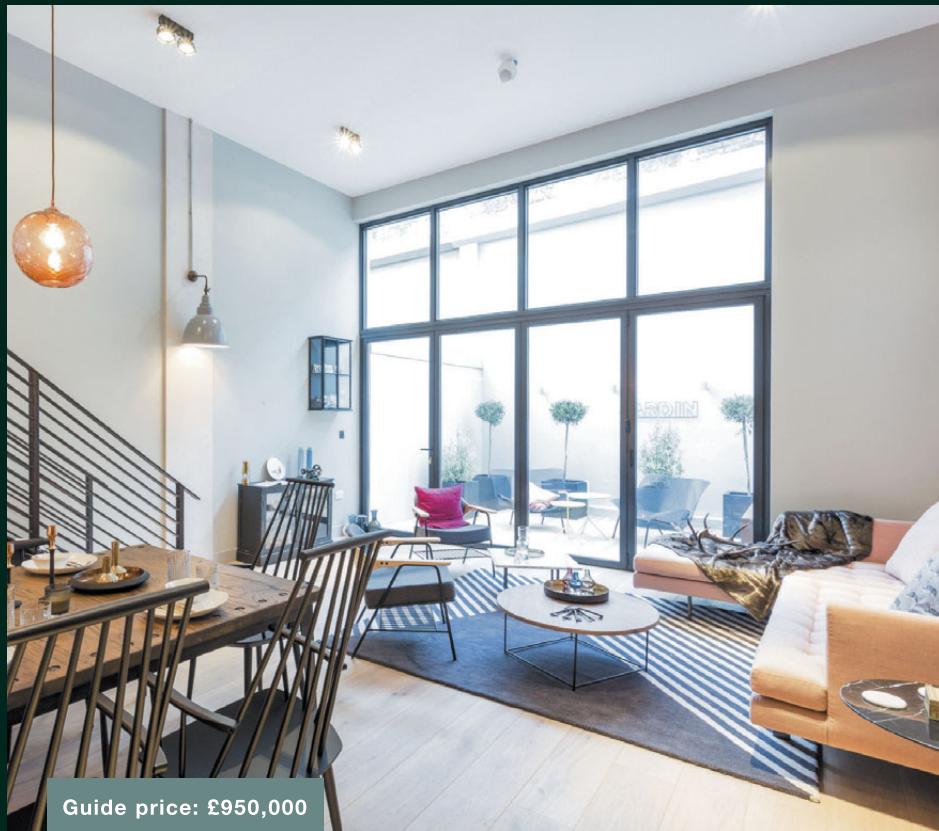
Seven Bedrooms, Five Bathrooms, Double Reception Room, Kitchen/Breakfast Room, Family Media Room, South West Facing Garden

£2,850 per week

020 7381 4998



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Guide price: £950,000

Northbourne Lofts, Clapham SW4

A brand new two bedroom duplex apartment with stunning double height ceilings, glass folding doors leading to a private terrace; exposed brick, and an iron staircase. 2 bedrooms, 2 bathrooms, reception room, EPC: C. Approximately 120 sq m (1,292 sq ft).
clapham@knightfrank.com

Office: 020 8022 6121

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To find out how we can help you or to organise your no obligation market appraisal please contact us:

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020 8022 6121

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 OnTheMarket.com



Guide price: £3,000,000

Clapham Common North Side, Clapham SW4

Four bedroom house with views of Clapham Common, a 76 ft garden and parking. Good transport links available at Clapham Common underground station (Northern line). 4 bedrooms, 3 bathrooms, 4 reception rooms. EPC: D. Approximately 264 sq m (2,842 sq ft).
clapham@knightfrank.com

Office: 020 8022 6121



£600 per week

Bellevue Parade, Wandsworth Common SW17

An attractive and beautifully presented first floor flat with a private entrance, moments from Wandsworth Common. 3 double bedrooms, bathroom with white suite with rain sensor Velux windows, bright reception room, fully-fitted kitchen and guest cloakroom.

Available furnished or unfurnished

Office: 020 3667 6755

A VERY IMPORTANT DECISION

To find out how we can help you please contact us

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All potential tenants should be advised that, as well as rent, an administration fee of £276 will apply when renting a property. Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges

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£525 per week

Alderbrook Road, Clapham South SW12

A modern and attractive 2 bedroom ground floor flat on a tranquil, residential street in Clapham South close to Clapham Common. 2 double bedrooms, 2 bathrooms (1 en suite) and an open plan fully fitted kitchen and reception room leading to a decked garden.

Available furnished

Office: 020 3667 6755



Eaton Square, SW1

A beautifully presented lateral apartment with views over Belgravia's premier garden square. Situated a short walk from the restaurants of Sloane Square and the luxury boutiques of Sloane Street, this superb 2nd floor flat consists of over 2300 sq ft (214 sq m) of lateral living space over two buildings and further benefits from a passenger lift.

City of Westminster

Long Leasehold (120 years remaining approximately)

Price on application



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charles@mcdowellproperties.co.uk

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Egerton Crescent, SW3

An elegant Grade II listed, white stucco fronted house situated in a most sought after and prestigious Knightsbridge Crescent. Comprising of 3,907 sq ft (361 sq m) of living space and a private south facing garden, this rarely available property has an abundance of period charm and a highly desirable outlook to the font over the crescent gardens.

Royal Borough of Kensington & Chelsea

Freehold

Price on application





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"The ultimate period Knightsbridge apartment"

Lennox Gardens, SW1

A truly unique opportunity to acquire over 4,400 sq ft (407 sq m) of lateral living space on the 1st floor on this highly desirable Knightsbridge garden square. With high ceilings and westerly green views, the apartment has been meticulously modernised while retaining many of its original features and benefits from a porter, direct lift access and a separate two bedroom staff apartment, taking the total floor area to 5,281 sq ft (489 m sq) approximately.

Royal Borough of Kensington & Chelsea

Long Lease and Share of Freehold
Also available for rental at £15,000 per week

Price on application

Joint Agent

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This property on Barton Street is located near to Westminster Abbey

CRUNCH TIME

As the rest of us gear up for the general election result, agent Susannah Odgers has a spring in her step



Susannah Odgers
Director of Period House Sales, Hathaway's, Westminster

What has been the most challenging aspect of your month?

With the election drawing closer, the market has become slightly more uncertain, with fewer enquiries from buyers, so it is challenging to reassure vendors that prices in Westminster are nonetheless holding steady. We are combating this by ensuring that we keep vendors informed about activity and interest in their property, and about the ways in which we are continuing to promote their home.

What has been your personal highlight?

Earlier this month I completed on a totally un-refurbished townhouse following a rather protracted conveyancing period. We achieved a price in excess of the guide and sold the property to a buyer who had been looking in the area for more than two years, making it a great result for all concerned.

Describe an exceptional property that has come on to the market...

We have launched a beautiful Georgian house on Barton Street, which dates back to 1722 but is newly refurbished to a very high standard, with reinstated period features and modern amenities throughout. It benefits from fantastic entertaining space as well as three/four bedrooms, lots of natural light, a wonderful small garden and a location on a quiet street, literally only moments from Westminster Abbey.

The bespoke wine unit with temperature control for red and white wine, and the elegant chandeliers in the main receptions are two of my favourite features in this stunning house, both of which would make this the ideal home for hosting fabulous parties.

What is your favourite local lunch spot in the area?

Osteria Dell'Angolo is a favourite. It's a

fantastic Italian restaurant on Marsham Street, and a great place for a working lunch, if time allows.

The staff are always particularly welcoming and the food is always delicious. My favourite item on the menu is the carpaccio, which is melt-in-the-mouth, and any one of the pastas, which are stuffed full of flavour.

We have launched a beautiful Georgian house on Barton Street, which dates back to 1722

What are you most looking forward to next month?

Spring has finally sprung and the longer, lighter days seem to buoy up the market and the number of enquiries. Sunny spring days also make walking between viewings and properties more of a pleasure for me.

Mostly, I am looking forward to the end of the uncertainty surrounding the election, and we would all like to see the suggestion of a mansion tax put to bed.

BEANEY PEARCE



Stanhope Gardens, SW7

£3,950,000

This fantastic three bedroom, lateral apartment is situated on the fourth floor with views overlooking the communal gardens. Accommodation comprises a well proportioned reception room, a dining room, a kitchen and three family bathrooms. Further benefits include a 24 hour porter, lift access and two underground parking spaces, energy rating c.

South Kensington Sales

020 7838 1888

BEANEY PEARCE



Elvaston Place, SW7

£1,820,000

This two bedroom, two bathroom third floor apartment has been finished to a high standard throughout. The communal area has been recently refurbished, energy rating c.

South Kensington Sales

020 7838 1888



Cromwell Road, SW7

£1,345,000

This charming duplex apartment comprises a well proportioned kitchen/reception room, two double bedrooms, two family bathrooms and a private terrace.

South Kensington Sales

020 7838 1888



Gledhow Gardens, SW7

£700 pw

This beautiful two double bedroom, ground floor apartment is located in an attractive period property. Ideally situated for access to South Kensington high street, energy rating d.

South Kensington Lettings

020 7838 1888



Abbots Walk, SW7

£1,350 pw

A two double bedroom apartment situated within this highly sought after development. With 24 hour security, a gym and underground parking, energy rating c.

South Kensington Lettings

020 7838 1888

BEANEY PEARCE



Old Church Street, SW3

£3,695,000

A beautiful split level apartment located in the heart of Chelsea. Comprising three double bedrooms, two bathrooms and a secure private garage, energy rating d.

Chelsea Sales

020 7590 9510



Smith Street, SW3

£1,750,000

This second and third floor apartment is situated within a beautiful Grade II Listed building in the heart of Chelsea. With additional loft storage, energy rating g.

Chelsea Sales

020 7590 9510



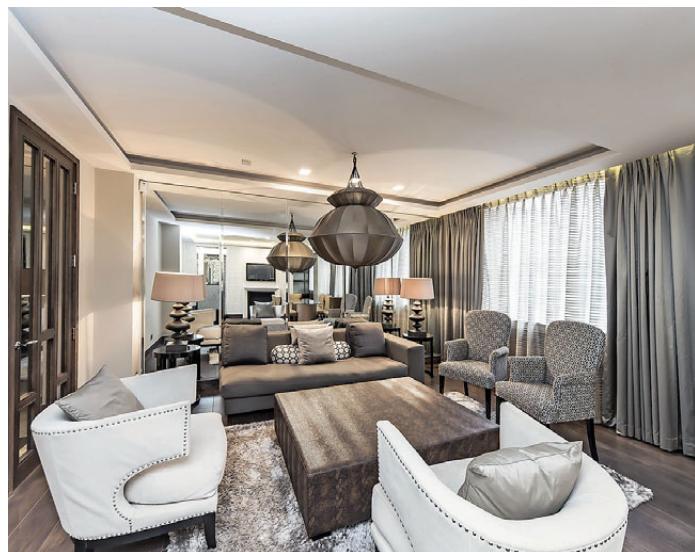
Cadogan Gardens, SW3

£3,600 pw

A recently refurbished split level apartment with three bedrooms, a terrace and a large patio garden. Ideal for access to Sloane Square, energy rating c.

Chelsea Lettings

020 7590 9500



Lowndes Square, SW3

£1,950 pw

This spacious ground floor apartment benefits from two double bedrooms. Further benefits include high ceilings and period features throughout, energy rating g.

Chelsea Lettings

020 7590 9500

Tenants fees may apply

HOMES TO VIEW

COURTFIELD GARDENS SW5

An exclusive development of five luxurious apartments, with stunning views over the private and tranquil garden square.



The building is positioned on the tranquil northern side of this beautiful London garden square and boasts impressive views into the gardens and beyond. Each apartment has been superbly finished to the most exacting standards, blending period charm with modern fixtures and fittings.

Excellent transport links are found close by with Gloucester Road & Earls Court underground stations, along with Hyde Park, Knightsbridge and the fashionable King's Road, Courtfield Gardens offers much to a buyer looking for a prime central investment.



COURTFIELD GARDENS
SW5

Price on application
EPC rating: TBC | Ref: SLO140029



250
YEARS

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THINKING

cluttons.com

OVINGTON COURT SW3 – LEASEHOLD

A well presented three bedroom apartment arranged across the fifth floor of this portered, period mansion block.



OVINGTON COURT

SW3 – LEASEHOLD

£2,150,000 – 3 bedrooms

EPC rating: C | Ref: SLO150043



Ovington Court is located on the corner of Ovington Gardens and Brompton Road, only a short distance to Harrods and the other famous shops, museums and amenities this vibrant area offers.

- Reception room
- Dining room
- Private balcony
- Porter
- Lift access

CLUTTONS

LET &
MANAGED



PRINCES GATE MEWS, SW7

An immaculately presented three bedroom mews house situated moments from South Kensington, Knightsbridge and Hyde Park. EPC Rating: C.

£2,100
per week*
Furnished

LET



DRAYTON GARDENS, SW10

Situated on the top floor (with lift) of this handsome period building, is this fantastic four bedroom lateral apartment which benefits from lots of natural light throughout. EPC Rating: F.

£1,700
per week*
Furnished

LET

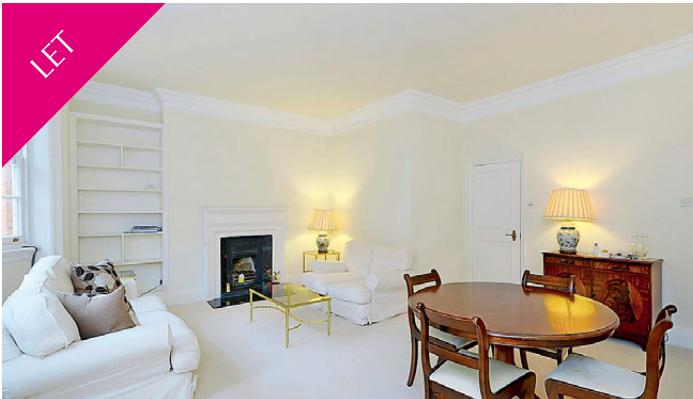


ELM PARK ROAD, SW3

An impeccably presented two bedroom flat situated on the 2nd floor of a period building which has recently undergone a full refurbishment. EPC Rating: C.

£625
per week*
Unfurnished

LET



DRAYCOTT PLACE, SW3

A well presented, two bedroom apartment which is bright and airy throughout located on this popular residential road close to the many amenities of Sloane Square. EPC Rating: D.

£600
per week*
Furnished

LET &
MANAGED



LINDEN GARDENS, W2

A very well presented and spacious one bedroom flat situated on the 2nd floor of a period conversion moments from Notting Hill Gate underground station. EPC Rating: D.

£575
per week*
Furnished

LET &
MANAGED



EDITH TERRACE, SW10

This wonderful two bedroom raised ground floor flat which benefits from lots of natural light and has the huge benefit of a large private garden. EPC Rating: E.

£525
per week*
Unfurnished

* Tenants are advised when renting a property the advertised rent does not include council tax, water or utility charges. The administration fees are £175 (inc. VAT) and referencing charges of £40 per Tenant/Guarantor. The Inventory check in cost will vary but should not exceed £150 and a 6-8 week deposit is required.

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FARRAR



KINGS ROAD, SW10

An impressive four bedroom house which has been extensively renovated to an impeccable standard and boasts many features such as a state of the art cinema room. EPC Rating: C.

£3,500
per week*
Unfurnished



HOLLYWOOD ROAD, SW10

An impressive and immaculately presented four bedroom house with a private garden situated on The Beach area of the Fulham Road. EPC Rating: E.

£2,500
per week*
Unfurnished



ELVASTON PLACE, SW7

A very well appointed two bedroom, two bathroom apartment which is immaculately presented throughout and has a wonderful double aspect reception room. EPC Rating: C.

£1,400
per week*
Furnished/
Unfurnished



BEAUFORT STREET, SW3

A fabulous three bedroom apartment with a roof terrace situated on the top two floors of a period conversion moments from the Fulham Road and Kings Road. EPC Rating: D.

£1,200
per week*
Furnished



EVELYN GARDENS, SW7

A stunning two double bedroom, two bathroom apartment with its own private patio and with direct access to the communal gardens. EPC Rating: C.

£925
per week*
Furnished/
Unfurnished



HARCOURT TERRACE, SW10

A stunning raised ground floor two bedroom flat decorated in a modern and contemporary manner. The flat has a large reception room with high ceilings and original features. EPC Rating: D.

£775
per week*
Furnished

* Tenants are advised when renting a property the advertised rent does not include council tax, water or utility charges. The administration fees are £175 (inc. VAT) and referencing charges of £40 per Tenant/Guarantor. The Inventory check in cost will vary but should not exceed £150 and a 6-8 week deposit is required.

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St Helen's Gardens, North Kensington, W10 £1,600,000

Holland Park 020 3542 2111
hollandpark.sales@kfh.co.uk

A stylish two bedroom apartment with a stunning kitchen and a light reception room with bi-fold doors opening on to a 22 ft south west facing garden. Located within the St Quintin Conservation Area close to local amenities and transport links.

- Two bedrooms
- Two bathrooms
- Stunning kitchen
- Light reception room
- 22 ft private garden
- Architect designed
- Leasehold
- EPC rating B



Dawes Road, Fulham, SW6 £525,000

Fulham 020 7731 0051
fulham.sales@kfh.co.uk

A one bedroom purpose built apartment beautifully refurbished to the highest of standards with open plan kitchen and modern shower room. The property is set on the second floor and is close to local amenities and transport links.

- One double bedroom
- Modern shower room
- Reception room
- Open plan kitchen
- Lift access
- No onward chain
- Leasehold



Vera Road, Fulham, SW6 £750,000

Fulham 020 7731 0051
fulham.sales@kfh.co.uk

A well presented two double bedroom maisonette offering spacious reception room, fully fitted kitchen and south facing garden. Situated within the Munster Village area of Fulham close to local amenities and transport links.

- Two double bedrooms
- Spacious reception room
- Fully fitted kitchen
- Modern bathroom
- Ample storage space
- South facing garden
- Leasehold
- EPC rating D



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PARK MANSIONS, Knightsbridge SW1

Delight in the cutting edge style and sophistication of this truly unique apartment in one of London's most desirable locations. Setting a benchmark standard of interior design, no expense has been spared to ensure that this superb apartment effortlessly combines elegance with modern convenience and comfort through bespoke interiors and state-of-the-art technology. This fabulous two bedroom plus study apartment (1,156 sq ft / 107.4 sq m) is located on the third floor of this sought after landmark residential building. The apartment has been meticulously and beautifully interior designed to the highest standard with luxurious fabrics and bespoke furniture along with high quality rare marble to set a new standard of interior design. EPC rating D.

Leasehold: approximately 237 years remaining

Guide price: £3,500,000

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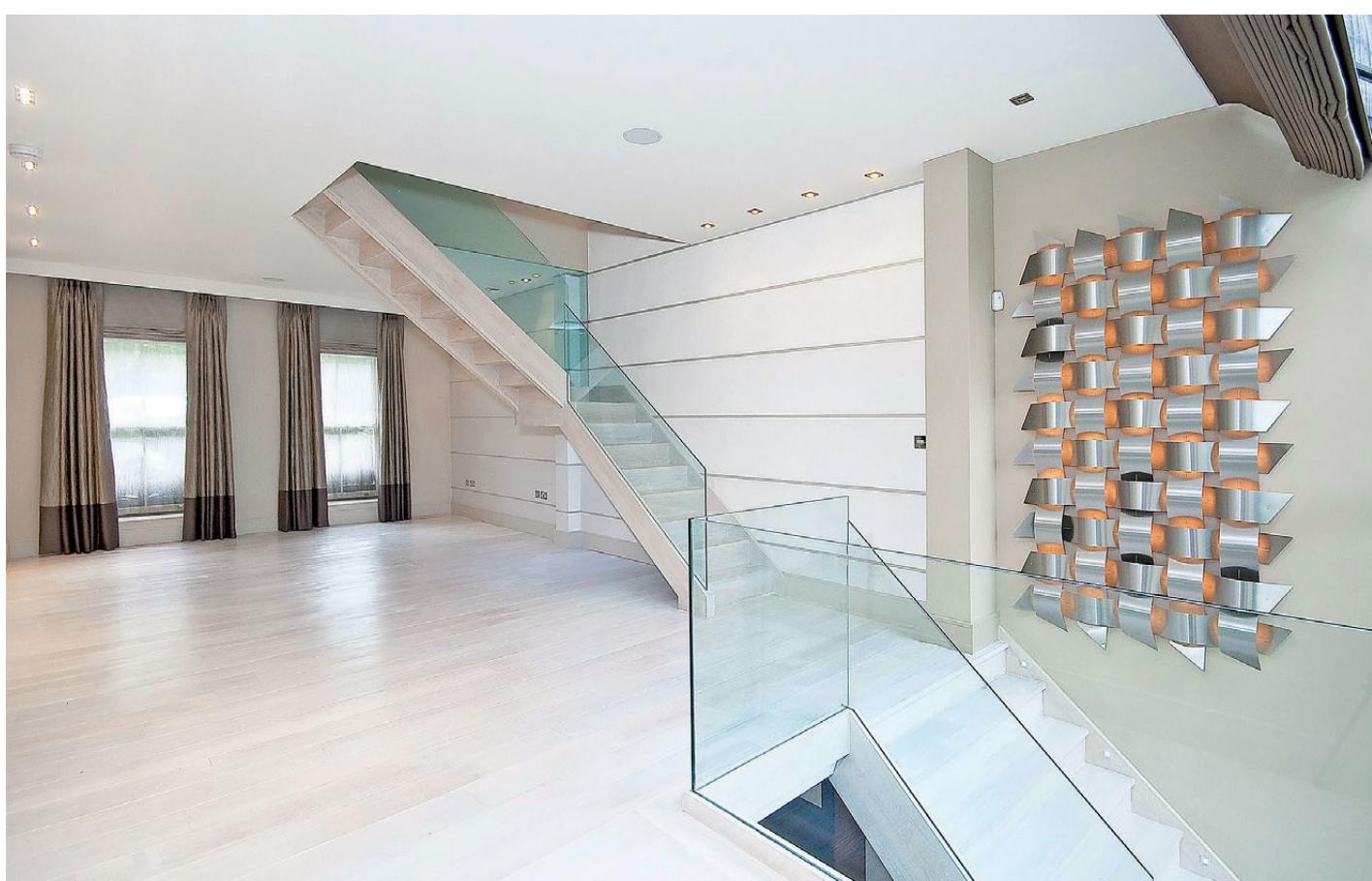
BROMPTON ROAD, SW3

Refreshingly light and quiet, a ninth floor two bedroom apartment which is well planned, extending to 889 sq ft, situated in a porteried block opposite Harrods in the heart of Knightsbridge. The flat has a great open outlook across the rooftops of Knightsbridge.

Reception Room, 2 Bedrooms, Bathroom, En-suite Shower Room, Kitchen, Lift, Porter, EPC Rating E

LEASEHOLD 83 YEARS UNEXPIRED

£1,850,000



KINGS ROAD, SW10

Stunning, meticulously redesigned, contemporary house with wonderful high tech features, designer finishes and excellent natural light. 3200 sq ft.

4 Bedrooms, 4 Bathrooms, Cloakroom, Drawing Room, Media Room, Kitchen/Dining Room, Study Area, Utility Room, Roof Terrace, Off Street Parking or Garden, Air Conditioning, EPC Rating C

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Monday 18th May 12pm - 4pm

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*Please note this is not the main entrance, the exhibition will be clearly signposted on the day.

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PROPERTY TAX HAS CHANGED

Non Residents on borrowed time

New proposals for non-residents owning UK property have been announced and a summary of the impact is given below.

From April 2015, non UK Residents selling UK residential property will be subject to Capital Gains Tax (CGT) on future sale:

- Regardless of value
- To gains made after April 2015
- At a CGT rate of up to 28% (see below)

Alternatives are available to those already exposed, but action is needed prior to April 2015 to ensure no tax is incurred.



Rates of Tax

The government has now published the proposed rates of tax to be charged on non-residents from April 2015. They are:

- Individuals – Up to 28%
- Trusts – 28%
- Companies – 20%

Paying the Tax

You will only have 30 days to:

- Notify HMRC of the Sale
- Calculate the Gain
- Submit a Return
- Pay the Tax Due

BUT: If you already submit a UK self-assessment Tax Return, then you can submit your Return and tax calculation:

- After the end of the Tax Year (5th April) as normal
- Pay the tax on the normal due date (31st January after the Tax Year)

With a complex tax regime, the taxation of property investments in the UK has changed significantly in



recent times. Investors should make sure that they obtain the most up to date tax advice on issues relating to real estate.

Cornerstone Tax is a proactive tax advisory firm, specialising in property taxation in the UK. We pride ourselves on being at the cutting edge of developments in all areas of property tax including:

- Stamp Duty Land Tax
- ATED "the Mansion Tax"
- Inheritance Tax
- Capital Gains Tax



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